129 Peperharow Road

Godalming Surrey GU7 2PW

Guide Price: £1,250,000 Freehold

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- Fabulous 1/3 Acre South Facing Plot with Lovely Views.
- Easy Reach of Town Centre & main Line Station
- Short Walk Of the River Wey Towpaths
- Sitting Room with Direct Access to Large Decked Sun Terrace
- Family/Dining Room with Adjoining Playroom/Study
- Kitchen, Utility Room & Cloakroom
- 5/6 Bedrooms & Three Bathrooms
- Self Contained Annex with Additional Bedroom with En-Suite Bathroom
- Gated Driveway with Ample off Road Parking
- Large Timber Gym/Home Office

An individual 5/6 bedroom detached family house set in a 1/3 acre plot enjoying a southerly aspect with lovely far reaching views. Internally the house has been tastefully refurbished to a high standard providing spacious and adaptable split level accommodation which includes a very useful separate annex. The house is located in a sought after residential road that is within walking distance of the town centre, main line station and river side walks.

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KITCHEN

just a note

Godalming Main Line Station – 0.8 mile (Waterloo approx. 45 mins)

Godalming High Street – 0.9 miles

Infant School – 1.2 mile Junior School - 0.9 Mile

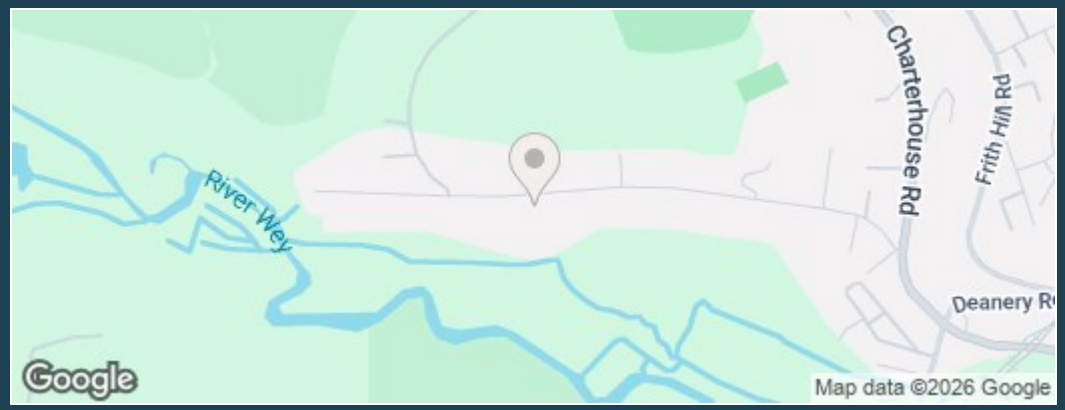
Secondary School – 1.6 miles - Doctors – 1.6 miles Dentist – 1.0 miles

A3 – miles 2.6 miles M25 – 14.4 miles M3 – 14.4 miles

Energy Efficiency Rating - TBC

Council Tax Band G – Payable £4010.30 (2025)

Directions: From our office in the High Street, proceed down Bridge Street and across the mini roundabout into Bridge Road and at the next roundabout turn left into Chalk Road. Continue under the railway bridge into Charterhouse Road and take the second turning left into Peperharow Road.



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Peperharow Road, Godalming Measured Plan

Approximate Gross Internal Area
Ground Floor = 98.9 sq m / 1064 sq ft
First Floor = 86.2 sq m / 928 sq ft
Annexe = 22.9 sq m / 246 sq ft
Gym / Home Office = 19.5 sq m / 210 sq ft
Total = 227.5 sq m / 2448 sq ft

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Ground Floor

First Floor

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Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary.