



# Cliff Cottage 32 Holloway Hill

Godalming Surrey GU7 1QS

Asking Price: £450,000 Freehold





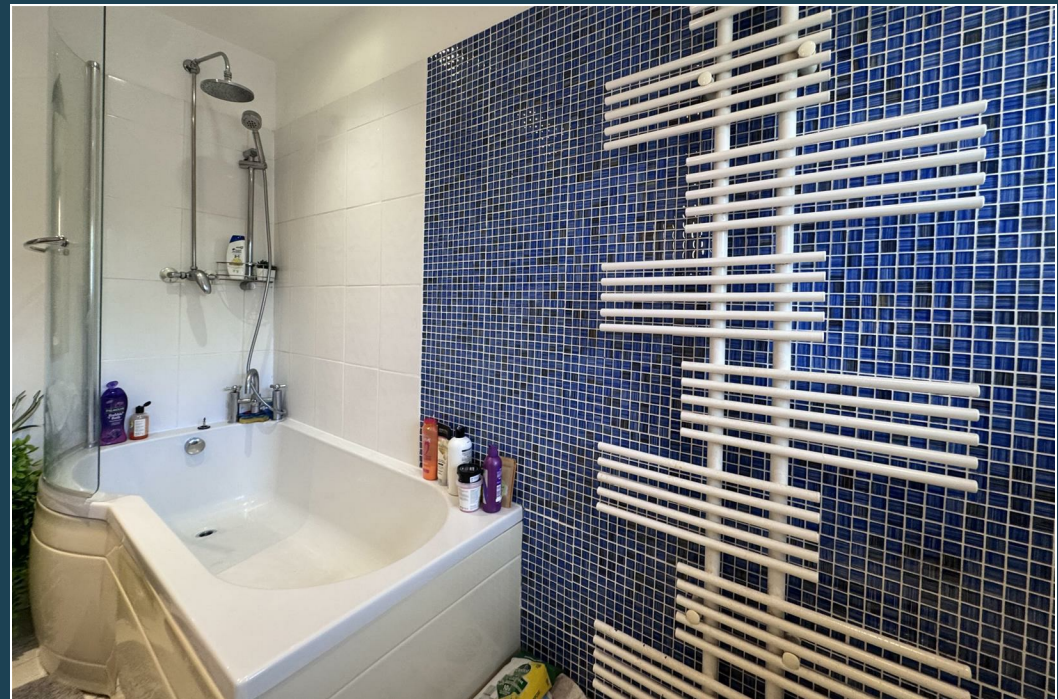
- Short Walk to Godalming High Street & Main Line Station
- Elevated Setting
- No Onward Chain
- Gabled Entrance Porch & Entrance Hall
- Living Room with Open Fireplace
- Dining Room/Study
- Kitchen
- Two Bedrooms & Bathroom
- Replacement Double Glazed Windows & Gas Fired central Heating
- Good Sized Rear Garden with South Westerly Aspect



A delightful two bedroom semi-detached Bargate Stone cottage with good sized rear garden. The cottage is set in an elevated position only moments walk from Godalming's High Street and main line station serving London Waterloo in 45 minutes.







Main Line Station – 0.3 mile (Waterloo approx. 45 mins)

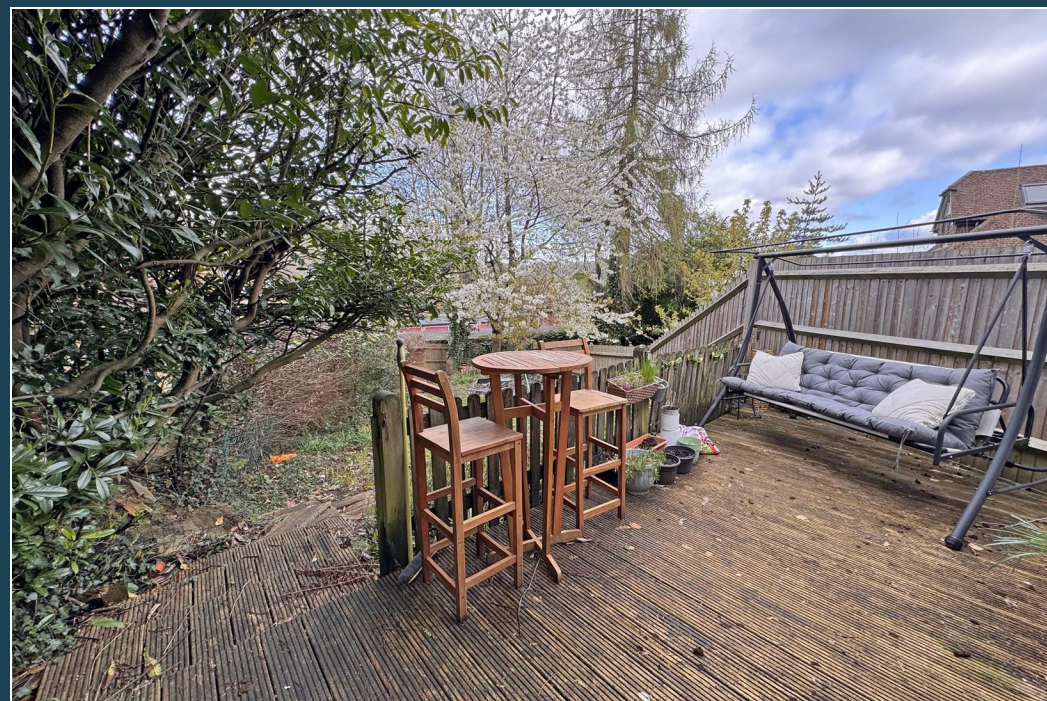
Godalming High Street – 0.1 miles

Doctors – 1.4 miles Dentist – 0.1 miles

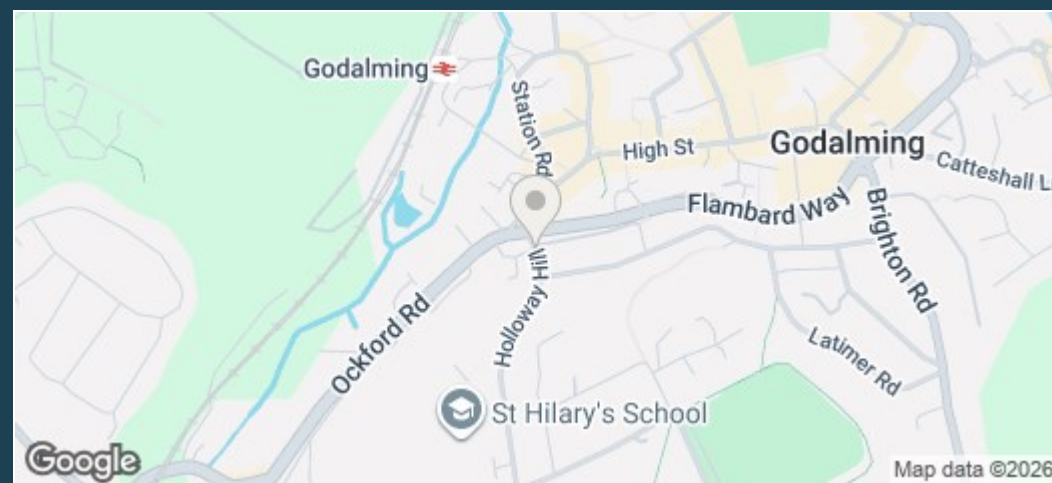
A3 – miles 2.4 miles M25 – 15.8 miles M3 – 14.2 miles

Energy Efficiency Rating - D

Council Tax Band C – Payable £2349.63 (2026/27)



Directions: From our office proceed up the High Street passing the Pepperpot and at the T-junction turn left continuing straight across the traffic lights into Holloway Hill. Cliff Cottage will be found after a short distance on your right hand side just after the turning left into Croft Road



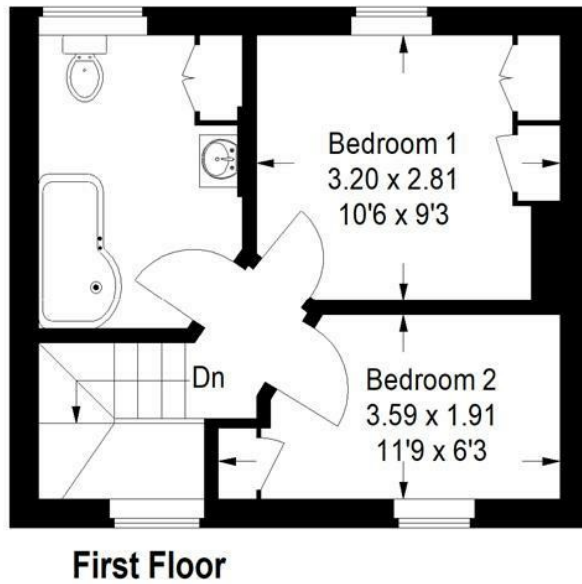


**Emery & Orchard**  
ESTATE AGENTS

01483 419 300

20 High Street  
Godalming  
Surrey  
GU7 1EB

email:office@emery-orchard.co.uk

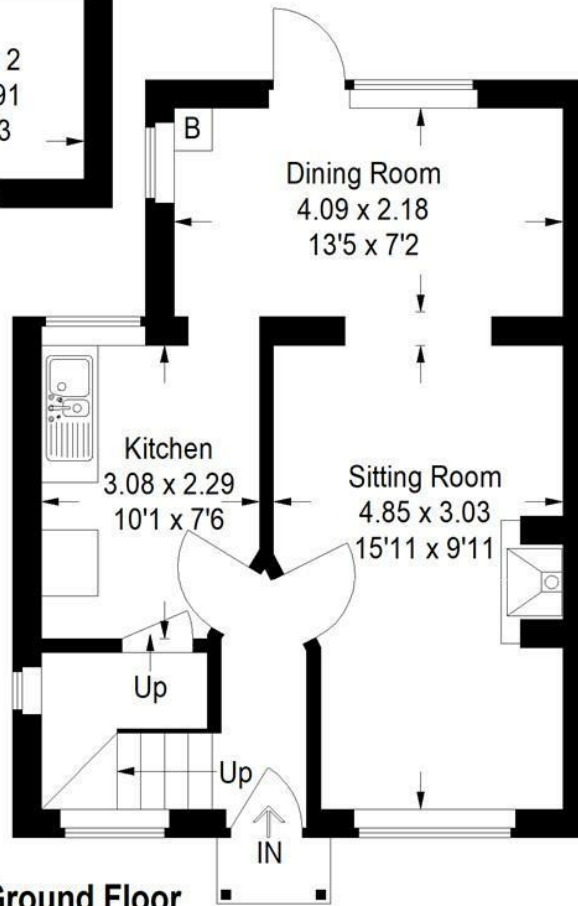


**First Floor**

Approximate Gross Internal Area  
Ground Floor = 37.5 sq m / 404 sq ft  
First Floor = 26.9 sq m / 289 sq ft  
Total = 64.4 sq m / 693 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**



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. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.