

Pentlands 10 Summerhouse Close

Busbridge Surrey GU7 1PZ

Asking Price: £925,000 Freehold

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- No Onward Chain
- Popular Busbridge Area of Godalming
- Potential to Improve & Extend (STPP)
- Reception Hall
- Sitting Room with Vaulted Ceiling
- Family/Dining Room
- Kitchen & Cloakroom
- Four Bedrooms & Bathroom
- Driveway & Integral Garage
- Partly Walled Gardens



An individually designed four bedroom detached family house offering potential to improve and extend (STPP) The house is conveniently located in a small residential cul-de-sac in the popular Busbridge area of Godalming and is within easy reach of the town centre and mian line station.

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Godalming Station – 0.6 miles Approximately 15 minutes walk (Waterloo approx. 45 mins)

Godalming High Street – 0.5 miles

Distance to Holloway Hill Recreation Ground - 0.2 mile - Approximately 5 mins walk

Infant School 1.0 mile Junior School 1.0 mile

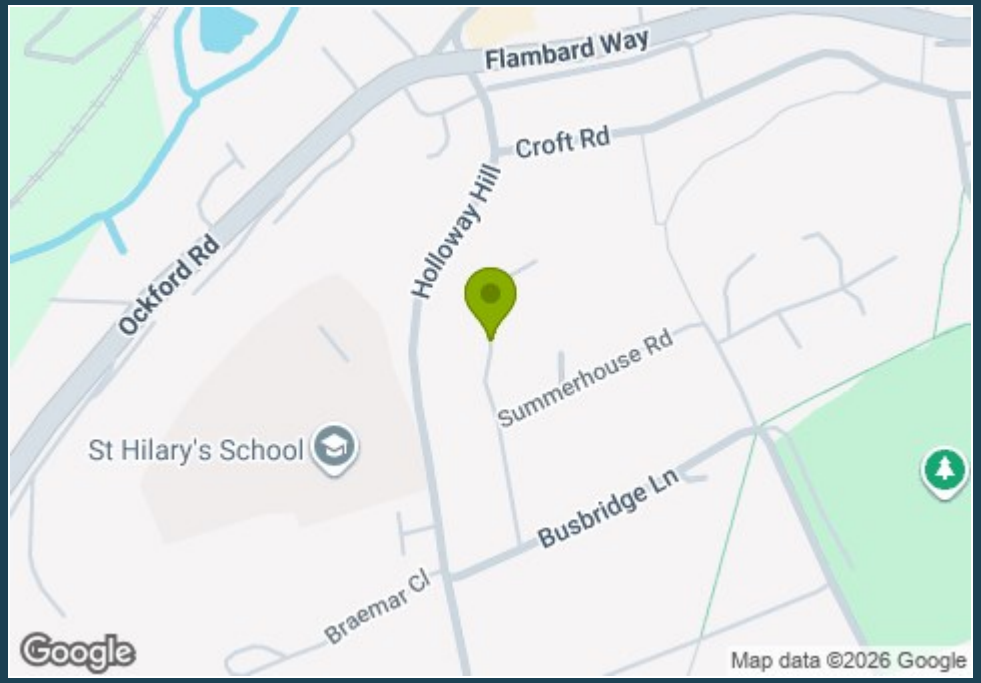
Secondary School 2.8 miles - Godalming College 0.4 miles

Doctors – 1.2 miles Dentist – 0.4 Miles

A3 – 2.4 miles M25 – 16.2 Miles miles M3 – 14.6 miles

Energy Efficiency Rating - E

Council Tax Band – F Payable £3639.90 (2025/26)





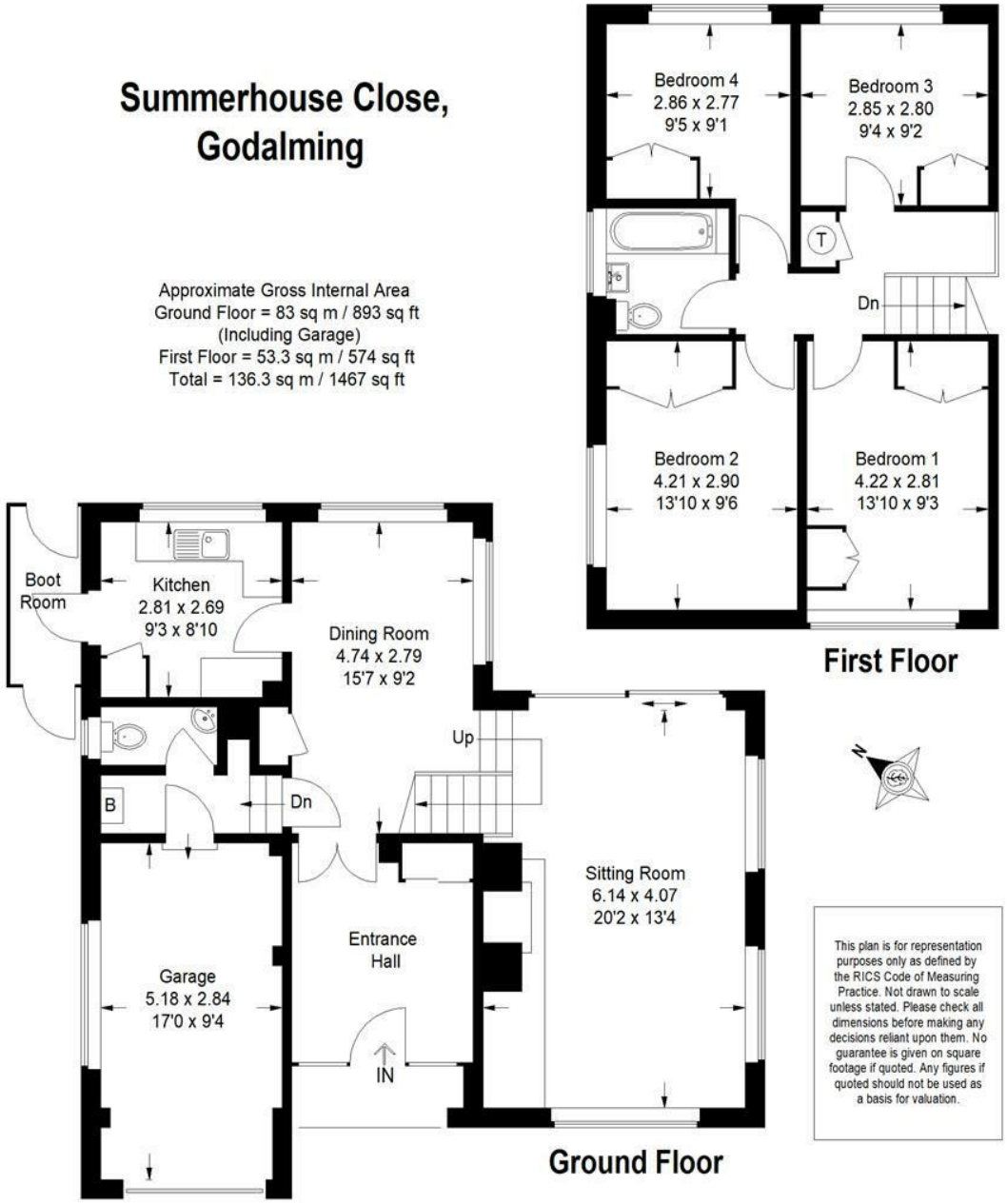
Directions: From our office proceed up the High Street passing the Pepperpot and at the T-junction turn left continuing straight across the traffic lights into Holloway Hill. Continue up Holloway Hill and take the first turning left into Busbridge Lane and then first left again into Summerhouse Road. Continue along Summerhouse Road and as the road starts to bear sharply round to the right, continue straight ahead into Summerhouse Close where number 10 will be found almost at the end of the road on the right.

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ZOOPLA

Summerhouse Close, Godalming

Approximate Gross Internal Area
Ground Floor = 83 sq m / 893 sq ft
(Including Garage)
First Floor = 53.3 sq m / 574 sq ft
Total = 136.3 sq m / 1467 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.

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01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk

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The Property Ombudsman

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.