



2 Hill Court Ballfield Road

Godalming GU7 2HD

Asking Price: £450,000 Leasehold - Share of Freehold





- Fabulous Panoramic Views Over Godalming & Beyond
- Popular Charterhouse Area of Godalming
- Bright, Spacious & Adaptable Accommodation Arranged Over Three Floors
- Sitting Room
- Kitchen/Dining Room
- Three Double Bedrooms
- Bathroom & Shower Room
- Gas Central Heating & Double Glazed Windows
- Integral Garage & Parking
- Well maintained Communal Gardens & Grounds



Offered with no onward chain, this three-bedroom townhouse offers bright, spacious and highly adaptable living arranged over three storeys that includes a boarded loft with velux window. Tucked away in an exclusive small development, the property sits within over an acre of idyllic communal gardens and grounds. The home commands breathtaking panoramic views over Godalming, and yet is within easy reach of the town centre with its excellent shops, restaurants, leisure and recreational facilities, and just half a mile from a main line station providing a fast and frequent service directly into London Waterloo.







Main Line Station – 0.5 mile (Waterloo approx. 45 mins)

Godalming Town Centre – 0.8 miles

Infant School – 0.5 miles Junior School 0.7 Miles

Secondary School – 1.1 miles - Doctors – 0.9 miles Dentist – 1.0 miles

A3 – 2 miles M25 – 14 miles M3 – 13.7 miles

Energy Efficiency Rating - C

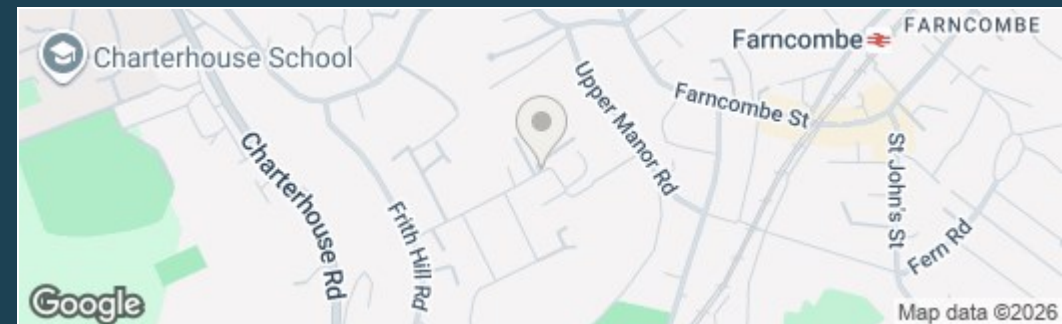
Council Tax Band D – Payable £2,643.33 (2026/27)

999 Lease from 1964 + share of Freehold

N.B There is an annual service charge of £720 for the upkeep and maintenance of the communal grounds & gardens



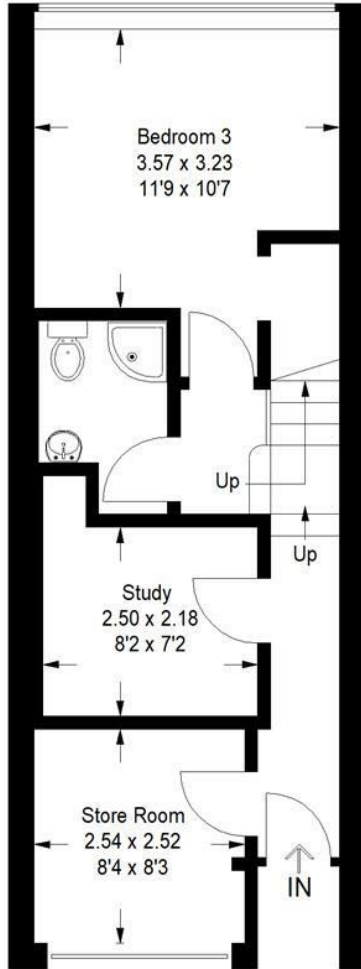
Directions: From our office in the High Street, proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the left hand turning into Chalk Road and then the second right hand turn into Nightingale Road. Continue for a short distance, turning left into Deanery Road, and first right into Frith Hill Road. Continue up Frith Hill Road past the brow of the hill and take the right hand turn onto Ballfield Road. The entrance to Hill Court will be found just after the turning for Little Turners Court.



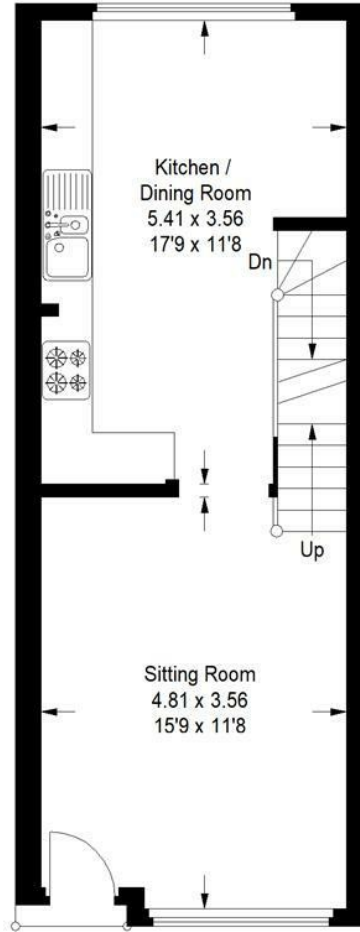
Ballfield Road, Godalming



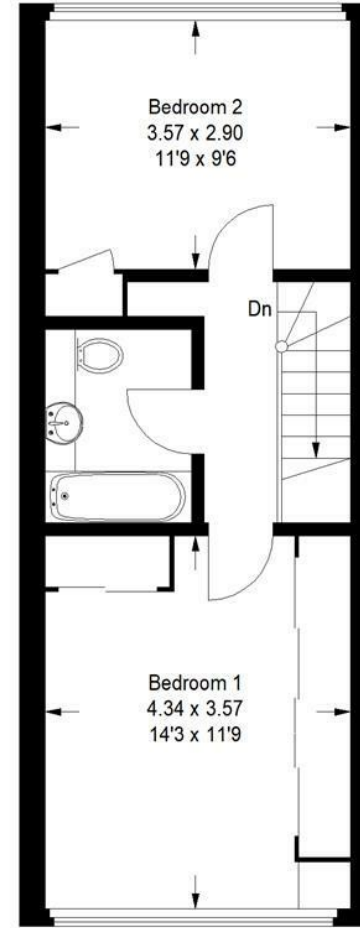
Approximate Gross Internal Area
 Ground Floor = 36.7 sq m / 395 sq ft
 First Floor = 36.5 sq m / 393 sq ft
 Second Floor = 36.7 sq m / 395 sq ft
 Total = 109.9 sq m / 1183 sq ft



Ground Floor



First Floor



Second Floor

A member of  OnTheMarket.com

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.

 PrimeLocation.com



Emery & Orchard
 ESTATE AGENTS

01483 419 300

20 High Street
 Godalming
 Surrey
 GU7 1EB

email:office@emery-orchard.co.uk



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.