



High House, Frith Hill Road, Godalming, Surrey, GU7 2ED



## HIGH HOUSE, FRITH HILL ROAD, GODALMING, SURREY, GU7 2ED

FOUR-STOREY TOWNHOUSE

FOUR BEDROOMS

THREE RECEPTION ROOMS

TWO BATHROOMS

SCOPE TO EXTEND (STTP)

SINGLE GARAGE

LEVEL LAWNED GARDEN

POPULAR GODALMING  
LOCATION

CLOSE TO RAILWAY STATION

EPC: D



**'High House' is a handsome semi-detached home with accommodation over four floors; situated in a popular elevated position, enjoying far reaching views and close to Farncombe railway station.**

### THE PROPERTY

This spacious character home, finished in Bargate stone, is arranged over four floors and provides well-proportioned accommodation approaching 1,700 sqft. It is located in a highly-regarded area of Godalming less than a mile from the High Street and allowing easy access to both Godalming and Farncombe mainline stations.

To the ground floor, there is a large sitting room, which is over 23ft in length, along with a separate breakfast room, kitchen and additional utility. Stairs lead to the lower ground floor to an office or additional reception room. To the first floor, there are two double bedrooms, both served by a family bathroom. The second floor there are two additional bedrooms served by a shower room.

The property enjoys a level garden plot, predominately laid to lawn enclosed by a close board fence and Bargate stone wall. There is the benefit of a single garage, which has the potential to provide off-road parking, alternatively the property enjoys on-road parking to the front.



## SITUATION

Godalming is a historic British market town in south-west Surrey, situated on the River Wey and surrounded by countryside; it has a great sense of community and widely considered to be a very desirable place to live. One of its distinguishing landscape features is the large central water meadow area known as the Lammas Lands, there are five conservation areas in and around the town and more than 350 listed historic buildings. Godalming still retains a high street market every Friday with monthly farmers markets through the Spring/Summer, the occasional visiting French and Italian markets and an annual Godalming Food Festival. The town offers a great selection of restaurants, pubs and cafes plus independent and national retailers amongst its attractive streets. Being on the route from London to Portsmouth, the town is close to the A3 and served by two railway stations (Godalming and Farncombe) with regular services to London Waterloo in approx. 45 minutes. Sporting and recreational facilities are well catered for at Godalming Leisure Centre plus a number of golf courses nearby.

GODALMING | 0.9 miles

GUILDFORD | 4.8 miles

FARNCOMBE RAILWAY STATION | 0.7 miles

LONDON WATERLOO | from approx. 39 minutes by train (from Farncombe station)

CENTRAL LONDON | 38 miles

GATWICK AIRPORT | 29 miles

# Frith Hill Road, Godalming, GU7

Approximate Area = 1651 sq ft / 153 sq m  
 Limited Use Area(s) = 46 sq ft / 4 sq m  
 Total = 1697 sq ft / 157 sq m

For identification only - Not to scale

## LOCAL AUTHORITY

Waverley Borough Council

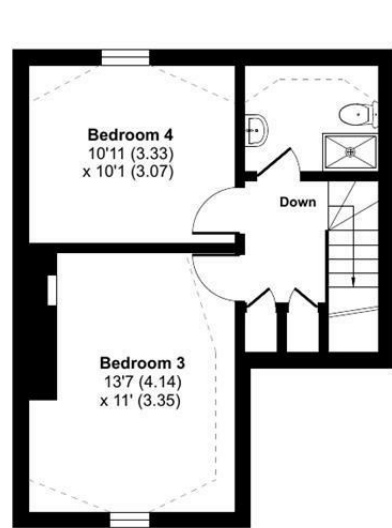
## COUNCIL TAX

Band: F - £3045.17 (2021/2022)

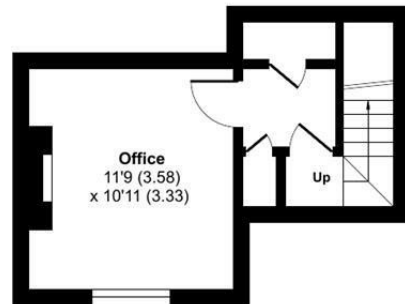
## SERVICES

All mains services connected

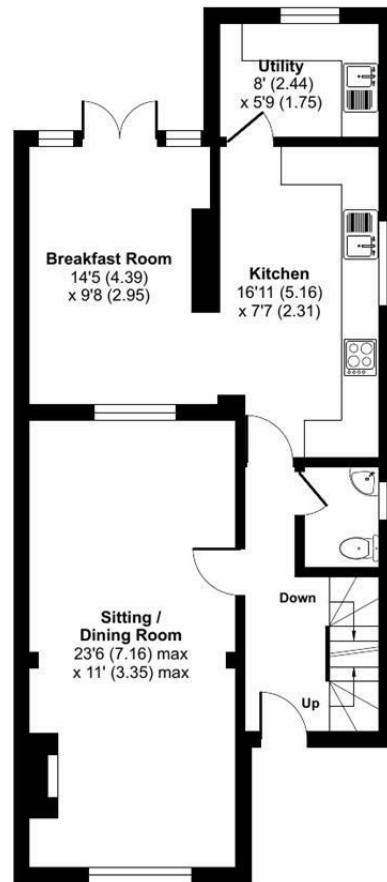
9th November 2022



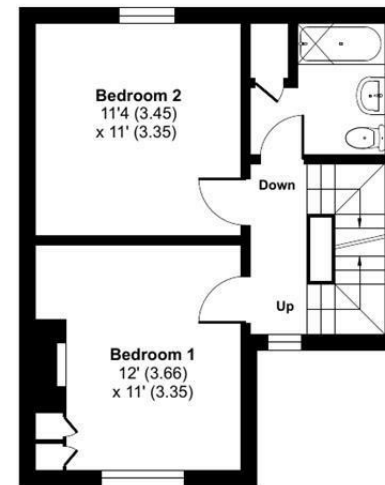
SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Denotes restricted head height

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Clarke Gammon. REF: 808950

## GUILDFORD OFFICE

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## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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LIPHOOK OFFICE  
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MAYFAIR OFFICE  
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AUCTION ROOMS  
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