



**The Croft, 156 Peperharow Road, Godalming, GU7 2PW**

CLARKE  GAMMON  
1919

# The Croft

156 PEPPERHAROW ROAD GODALMING SURREY GU7 2PW

## Freehold

This spacious Victorian property is arranged over four floors and provides accommodation approaching 3,900 sqft of accommodation with the benefit of a driveway and garaging.

The property itself has been adapted over time, once serving as a boarding house to pupils of Charterhouse School. Whilst in need of modernisation, the property provides the perfect canvass for the internal configuration to be improved to create a wonderful, character filled, family home.

To the ground floor there is a large drawing room which is over 27ft in length with a marble fireplace and decorative cornice; a spacious dining room with marble fireplace and double doors onto a covered veranda; a separate kitchen/breakfast room, additional utility room and rear store. The large hallway gives access to a cloakroom and the spacious basement.

To the first floor there are four double bedrooms, with the principal served by what could be a dressing room. Given the previous use of the property there are three separate shower rooms and further WC on this floor. The second floor provides an array of further rooms that would be happily suited to a further bedroom suite, sixth bedroom, study and large playroom.

The property enjoys a level garden plot, which is predominately laid to lawn with mature shrubs and enclosed by a fenced perimeter, all backing on to woodland.

- **Period Victorian property**
- **Character features**
- **Potential to extend (STTP)**
- **Adaptable accommodation**
- **Generous garden plot**
- **In need of modernisation**
- **Approching 3,900sqft**
- **Popular Godalming location**
- **Off road parking**
- **No onward chain**

### CLARKE GAMMON - GUILDFORD

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**Local Authority:** Waverley Borough Council - Tax Band G

**Services:** Mains gas, electricity, water and drainage









## 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.



# Peperharow Road, Godalming, GU7

Approximate Area = 3626 sq ft / 337 sq m (includes garage)

Limited Use Area(s) = 222 sq ft / 21 sq m

Total = 3848 sq ft / 358 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</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	
		56	80

Particulars dated November 2022  
Photographs dated November 2022



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Clarke Gammon. REF: 915976

### 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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