



9A Quartermile Road, Godalming, Surrey
Freehold

CLARKE  GAMMON
1919

**9A QUARTERMILE ROAD
GODALMING SURREY GU7 1TG**

Four bedroom detached property	Popular Godalming location
Well-proportioned accommodation	Potential to extend (STTP)
Spacious principal bedroom suite	Built in wardrobes throughout
Integral garage	Off road parking for numerous cars
Established rear garden	Excellent transport links



Set in a popular Godalming location, this well-proportioned four-bedroom family home offers an incoming purchaser the opportunity to remodel to their own liking and potentially extend (STTP).

THE PROPERTY

Arranged over two floors, this detached property, built in 1994, provides a study, kitchen/breakfast room, a separate dining room with access to the rear garden and a large sitting room. There is an integral garage that, again, subject to planning, could be converted to provide further living accommodation.

Stairs lead to the first floor landing where you will find a large principal bedroom complete to ensuite bathroom and fitted wardrobes. There are three further bedrooms, all served by a family bathroom.

The property is extremely well positioned and benefits from excellent transport links from Godalming Station as well as being in close proximity to a number of highly regarded schools and colleges.



THE GROUNDS & GARDENS

To the front of the property there is a large driveway with parking for up to three cars, plus the garage space. The rear garden is of particular note, predominately laid to lawn with an array of mature shrub borders and trees, all enclosed by an established hedge and close boarded fence. Accessed via both the dining room and kitchen, there is a large patio area laid to flagstone; ideal for alfresco dining.

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 | 1 mile
LONDON WATERLOO | 40 MINUTES BY TRAIN

GUILDFORD | 6.5 miles
LONDON WATERLOO | 35 MINUTES BY TRAIN

CENTRAL LONDON | 40 miles

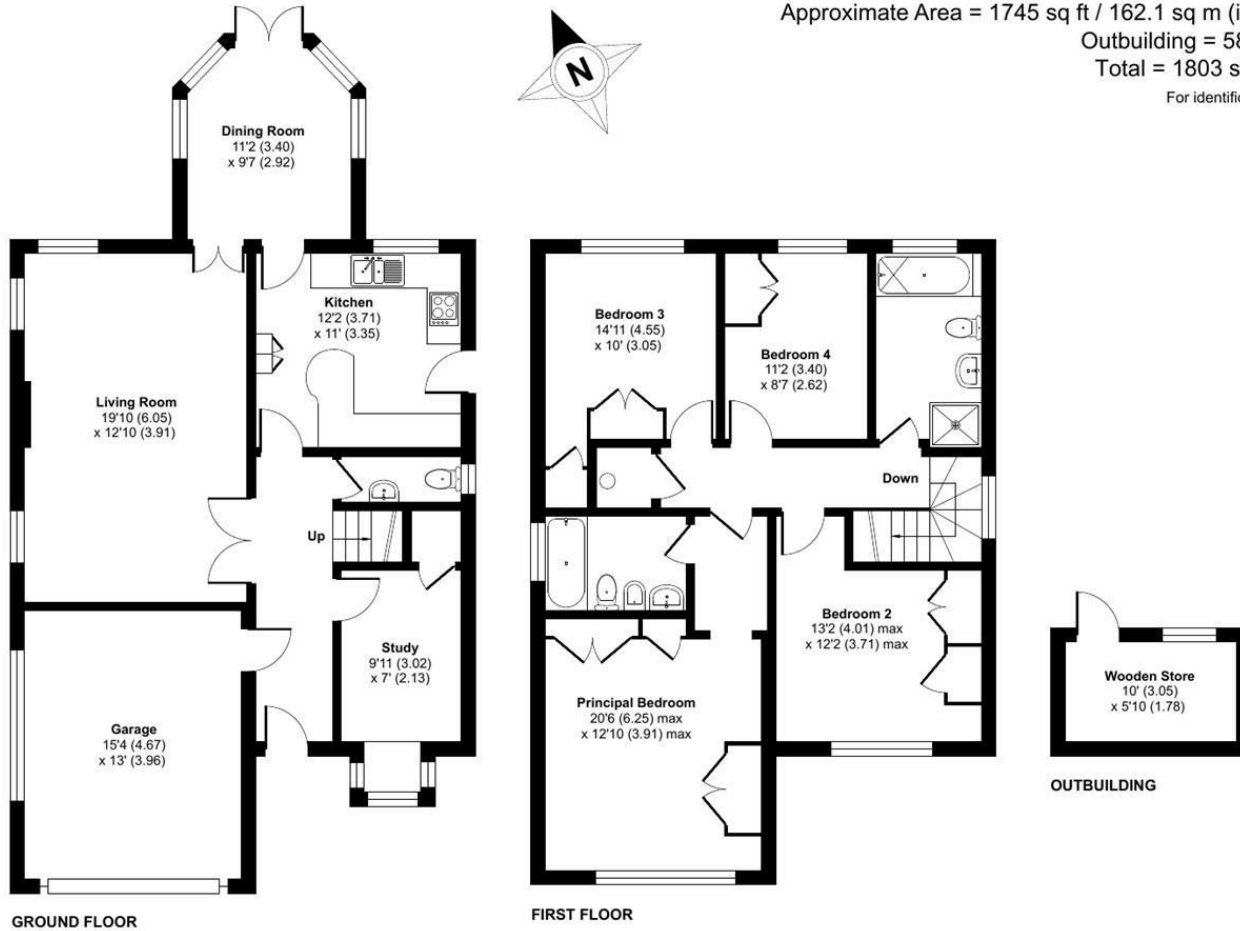
Quartermile Road, Godalming, GU7

Approximate Area = 1745 sq ft / 162.1 sq m (includes garage)

Outbuilding = 58 sq ft / 5.3 sq m

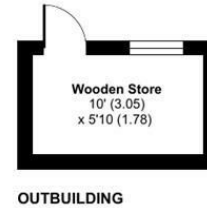
Total = 1803 sq ft / 167.4 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



OUTBUILDING

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band G

SERVICES

Mains water, electricity, mains drainage
gas central heating

30th March 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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). © nitchecom 2023. Produced for Clarke Gammon. REF: 963722

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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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