



**Farndon Close, Godalming,  
Guide Price £2,265,000 Freehold**

CLARKE  GAMMON



2 FARNDON CLOSE  
GODALMING GU8 4QN

Guide Price £2,265,000

- Brand new development of just five new homes

Outstanding specification including Martin Moore kitchens and stone surfaces

Highly efficient new homes

High speed fibre optic internet connection

10 Year IWC build warranty on completion
- Highly regarded village location

Underfloor heating throughout

Luxury bathrooms and en-suites using Villeroy Boch and Hansgrohe

Electric vehicle charging point installed

Predicted Energy Assessment - B Rated



THE PROPERTY

Type your text here

## SITUATION

### THE GROUNDS

Type your text here

GUILFORD | X miles  
LONDON WATERLOO | x MINUTES BY TRAIN

GODALMING | X miles  
LONDON WATERLOO | 47 MINUTES BY TRAIN

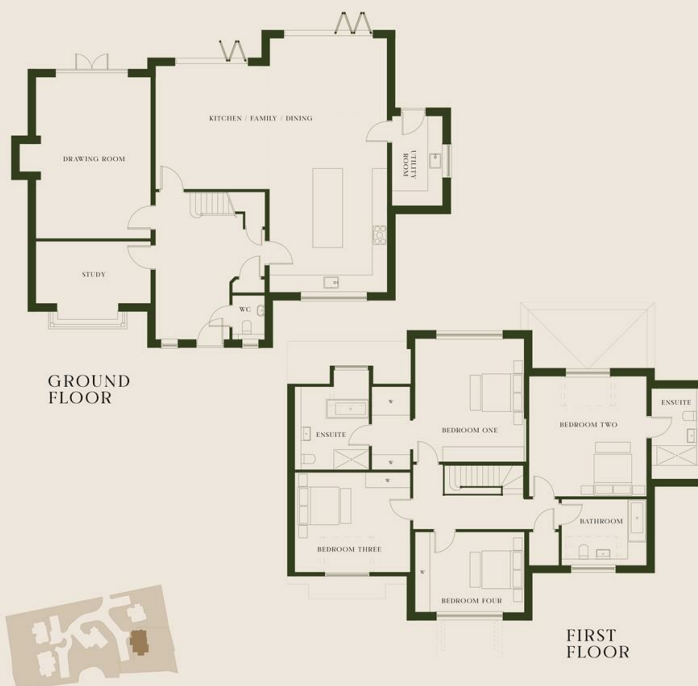
HASELMERE | 4 miles  
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles

## PLOT TWO



KITCHEN / FAMILY / DINING 10200 x 9300	DRAWING ROOM 6500 x 4800	UTILITY ROOM 3800 x 2000	STUDY 4600 x 3000
BEDROOM ONE 4900 x 4400	BEDROOM TWO 4700 x 4400	BEDROOM THREE 4600 x 3300	BEDROOM FOUR 4400 x 3100



### LOCAL AUTHORITY

Waverley Borough Council

### COUNCIL TAX


Band

### SERVICES

Mains water, electricity, mains drainage  
gas central heating

9th May 2025

### 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 	

### CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

[clarkegammon.co.uk](http://clarkegammon.co.uk)

### DIRECTIONS

### 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

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

