



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

CLARKE  GAMMON

4 FARNDON CLOSE
GODALMING GU8 4QN

£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

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GUILFORD | X miles
LONDON WATERLOO | x MINUTES BY TRAIN

GODALMING | X miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

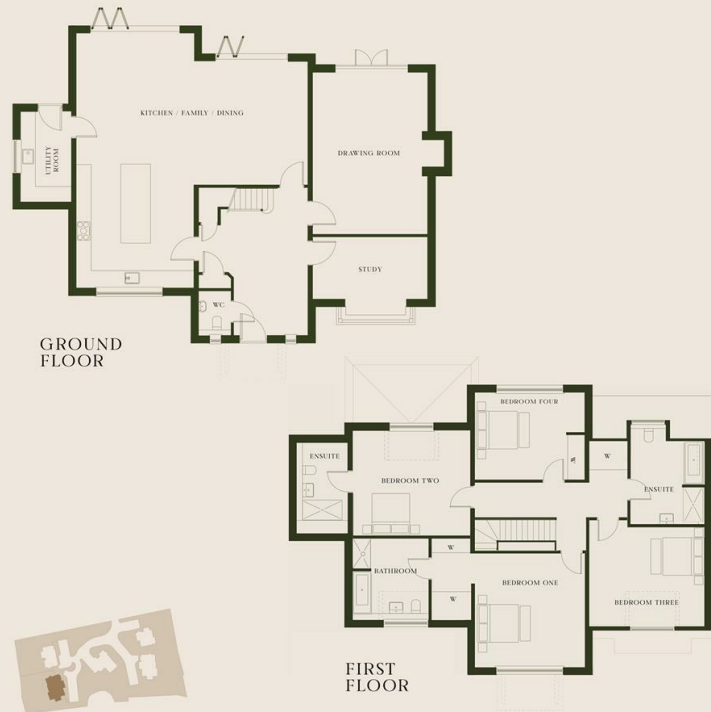
HASELMERE | 4 miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles

PLOT FOUR



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

12th May 2025

Energy Efficiency Rating

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

CG HASLEMERE OFFICE

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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

