



15 Green Lane, Farncombe, Godalming, Surrey, GU7 3SN

CLARKE  GAMMON

15 GREEN LANE, GODALMING, SURREY, GU7 3SN

Thoughtfully designed with open plan and natural light the key emphasis, this charming home has been generously adapted by the current owners to offer stylish/contemporary living with the balance of a peaceful village setting combining superb connectivity.

Both the kitchen and the upstairs bathroom have been reimagined to maximise space, light, and practicality. Even the entrance has been reworked to create a welcoming approach allowing room for coats and footwear, so your home stays organised from the moment you step through the door.

The heart of the home is an extraordinary open-plan kitchen-dining space, flooded with natural light thanks to a striking roof lantern, high ceiling and expansive aluminium sliding doors that stretch from floor to ceiling. These doors open wide, erasing the line between indoors and out, letting you soak in garden views and bring the outdoors right into your living space.

Heating is smart and hassle-free too as the modern gas combination boiler (housed securely in the external side storeroom) works alongside the Tado smart home heating system, putting effortless control at your fingertips. Completing the ground floor: a handy utility area, and a light-filled front aspect living room, with a cosy wood burner ready for winter evenings.

The garden is a lush, established haven with mature trees, shrubs, and border plants create a beautiful, private backdrop that changes with the seasons. To the front, you will find off-street parking for two cars and bonus of a 7kW EV charger, perfect for electric vehicle owners.

The home's exterior is just as carefully considered with the extension featuring a striking durable, eye-catching Shou Sugi Ban (charred larch) timber cladding, while the entire roof is newly fitted with high-performance insulation and breathable membrane for all year-round efficiency.

- Pluck kitchen • Bora induction hob • AEG oven • quartz surfaces
- Shou Sugi Ban (charred larch) timber cladding on extension
- White Oak engineered wood flooring
- 7kW EV Car Charger
- Wood burner in living room
- New roof with insulated breathable membrane
- Underfloor heating throughout most of downstairs
- Private off street parking for two cars
- EPC Rating: C
- Tado smart home heating system

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Local Authority: Waverley

Services: Mains Gas, Water , Electric









SITUATION

Green Lane is ideally placed close to the heart of Farncombe, within easy reach of the village centre and its day-to-day amenities. Farncombe offers a good range of local facilities including shops, cafés, public houses, a pharmacy, convenience stores and local schooling, together with access to the railway station.

Farncombe station provides regular services to London Waterloo, with journey times from around 38 minutes and average journeys around 53 minutes.



The nearby town of Godalming offers a wider selection of shops, restaurants, cafés, supermarkets and leisure facilities, while Guildford is also readily accessible and provides an extensive range of shopping, recreational and cultural amenities, together with further rail connections and access to the A3.

The surrounding area is well served by countryside walks, the River Wey, local parks and attractive open spaces, making this a superbly convenient yet characterful home in a highly sought-after Farncombe setting.

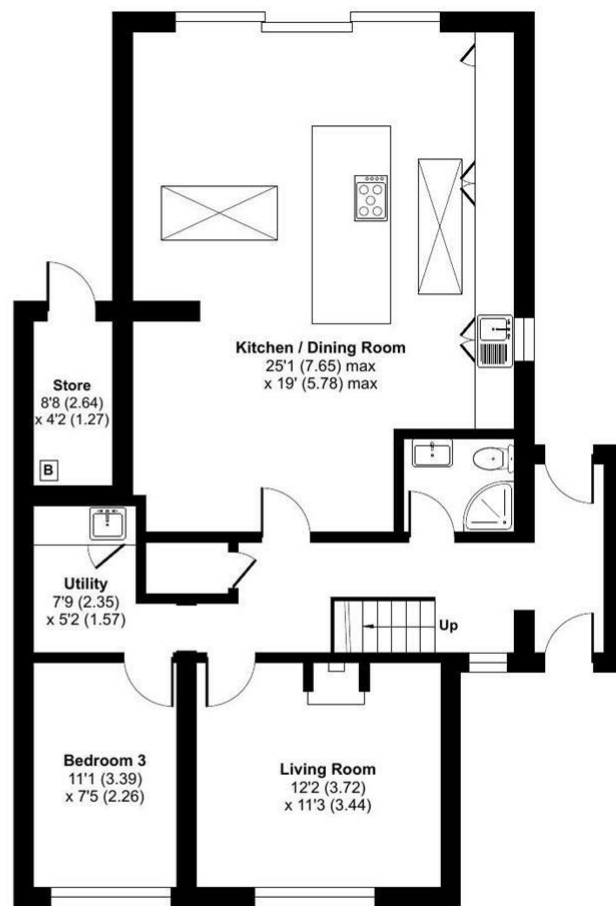


DIRECTIONS

From our office in Guildford follow the Portsmouth Road heading south towards Artington where at Peasmarsh continue on to the third roundabout taking then the right turn onto New Pond Road where approximately one mile along there is the left turn onto Furze Lane. To the end of Furze Lane take a right and approximately 100m down on the left-hand side you will find number 15 Green Lane.

Beautifully renovated & extended three bedroom detached home located within a half mile of Farncombe train station and village shops.

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		
	71	76
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR

Green Lane, Godalming, GU7

Approximate Area = 1340 sq ft / 124.4 sq m

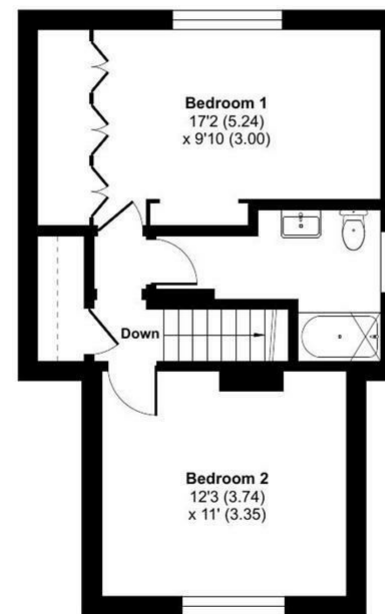
Limited Use Area(s) = 6 sq ft / 0.5 sq m

Outbuilding = 33 sq ft / 3 sq m

Total = 1379 sq ft / 127.9 sq m

For identification only - Not to scale

Denotes restricted
head height



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026.
Produced for Clarke Gammon. REF: 1503184

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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