



# 10 Mary Vale

Busbridge, Godalming GU7 1SW

Guide Price: £975,000 Freehold

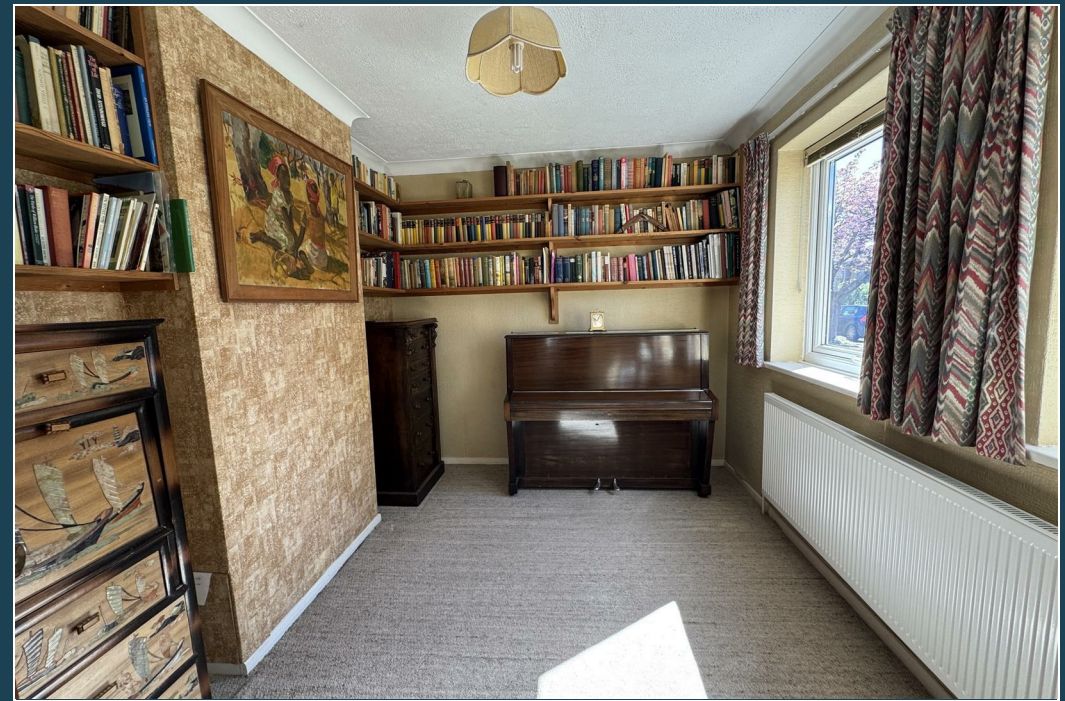
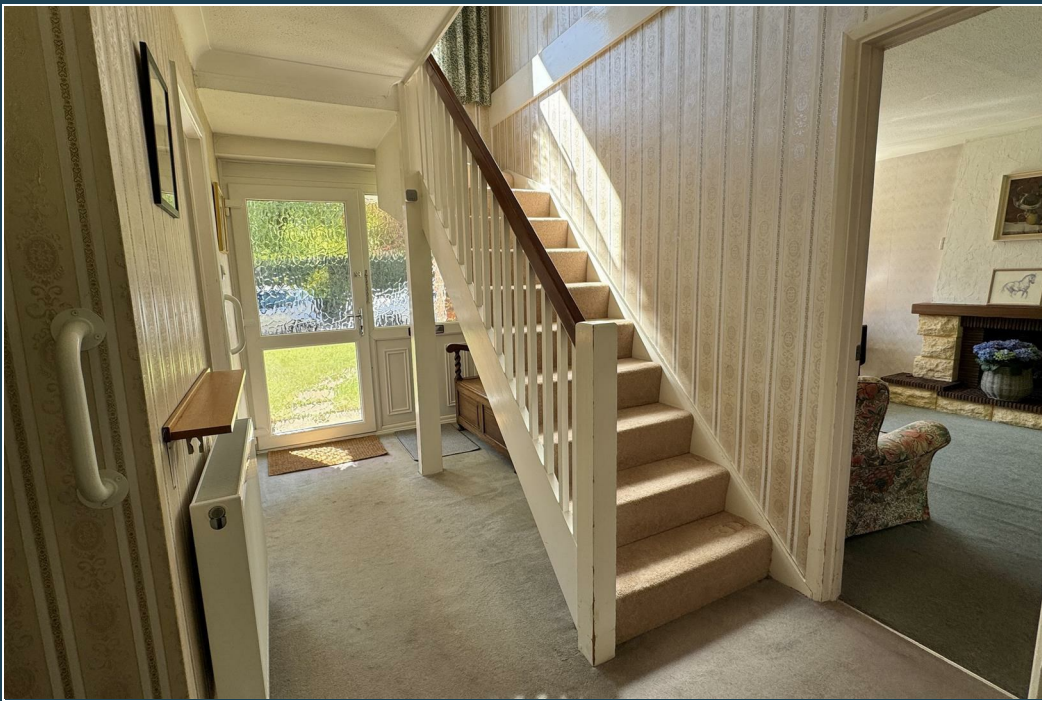




- Highly Sought After Busbridge Location
- Potential to Update & Extend (STPP)
- Entrance Hall & Cloakroom
- Three Reception Rooms
- Kitchen & Breakfast
- Four Bedrooms
- Two Bathrooms
- Driveway & Double Garage
- Attractive Gardens
- No Onward Chain



A delightful four bedroom detached family house, set towards the end of a small cul de sac in the highly sought after Busbridge area of Godalming, and offering great potential for some updating and extension, subject to planning permission. The property provides bright and well planned accommodation, ideally suited to family life, that includes an impressive dual aspect sitting room, dining room and study together with a kitchen and separate breakfast room. There are also four bedrooms and two bathrooms. The property also benefits from a driveway, double garage and attractive gardens. The house occupies a great location within Busbridge being within easy reach of the town centre, popular schools, and station and close to open countryside.







Main Line Station – 1.1 miles (Waterloo approx. 50 mins)

Godalming – 1 mile

Infant School – 0.9 miles Junior School – 0.9 miles

Secondary School – 2.7 miles

Doctors – 2.1 miles Dentist – 0.8 miles

A3 – 2.8 miles M25 – 14 miles M3 – 15.5 miles

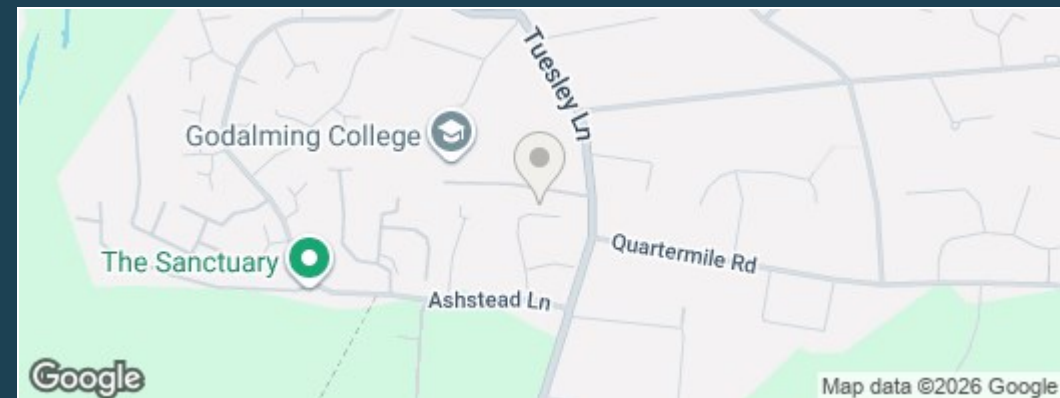
Heathrow – 29 miles Gatwick – 27.5 miles

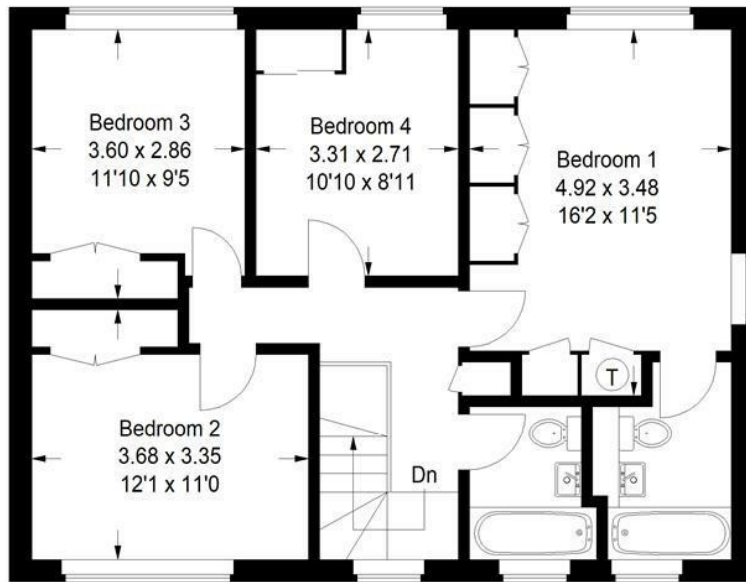
Council Tax Band – G Payable – £4405.55p (2026/27)

EPC Rating – E



Directions: From our office proceed to the top of the High Street and turn left continuing straight across the traffic lights and on into Holloway Hill. At the top of the hill at the T junction turn left into Tuesley Lane. Continue along Tuesley Lane and take the first turning on your right hand side into Ashstead Lane. Continue along Ashstead Lane and Mary Vale will be found after a short distance on your right hand side.





**First Floor**

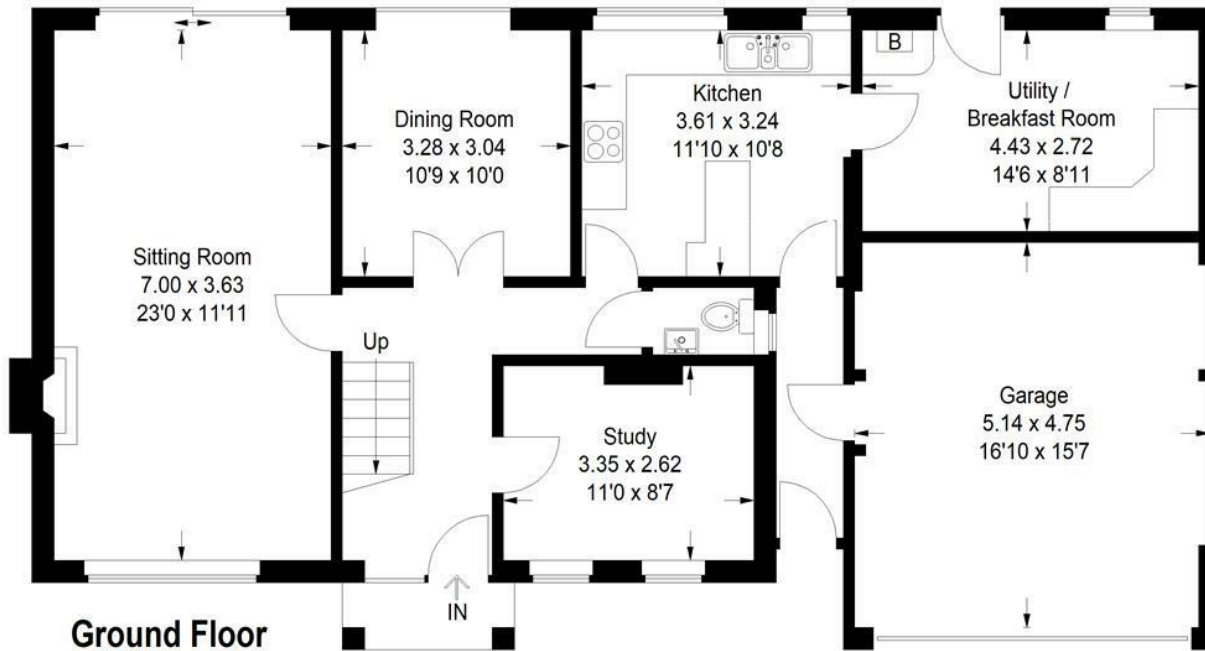
# Mary Vale, Godalming

ZOOPLA

PrimeLocation.com

Approximate Gross Internal Area  
 Ground Floor = 114.5 sq m / 1232 sq ft  
 (Including Garage)  
 First Floor = 66.4 sq m / 715 sq ft  
 Total = 180.9 sq m / 1947 sq ft

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



**Ground Floor**

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Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.