



- Entrance Hall & Cloakroom
- Sitting Room
- Dining Room
- Family Room
- Kitchen/Breakfast Room & Utility
- Four Bedrooms + Study
- Two Bathrooms
- Driveway & Double Garage
- Attracive Garden Plot Approx. 1/3rd of An Acre
- No Onward Chain



A rare opportunity to purchase a substantial four bedroom detached family home set in a fabulous plot of approximately one third of an acre and offering great potential to modernise and extend, subject to obtaining any necessary consents. The house occupies a highly sort after location set in The Drive in the popular Busbridge area of Godalming being within easy reach of the town centre with its excellent shops, restaurants, leisure, recreational facilities, popular schools, bus routes and mainline station serving Waterloo in under one hour.













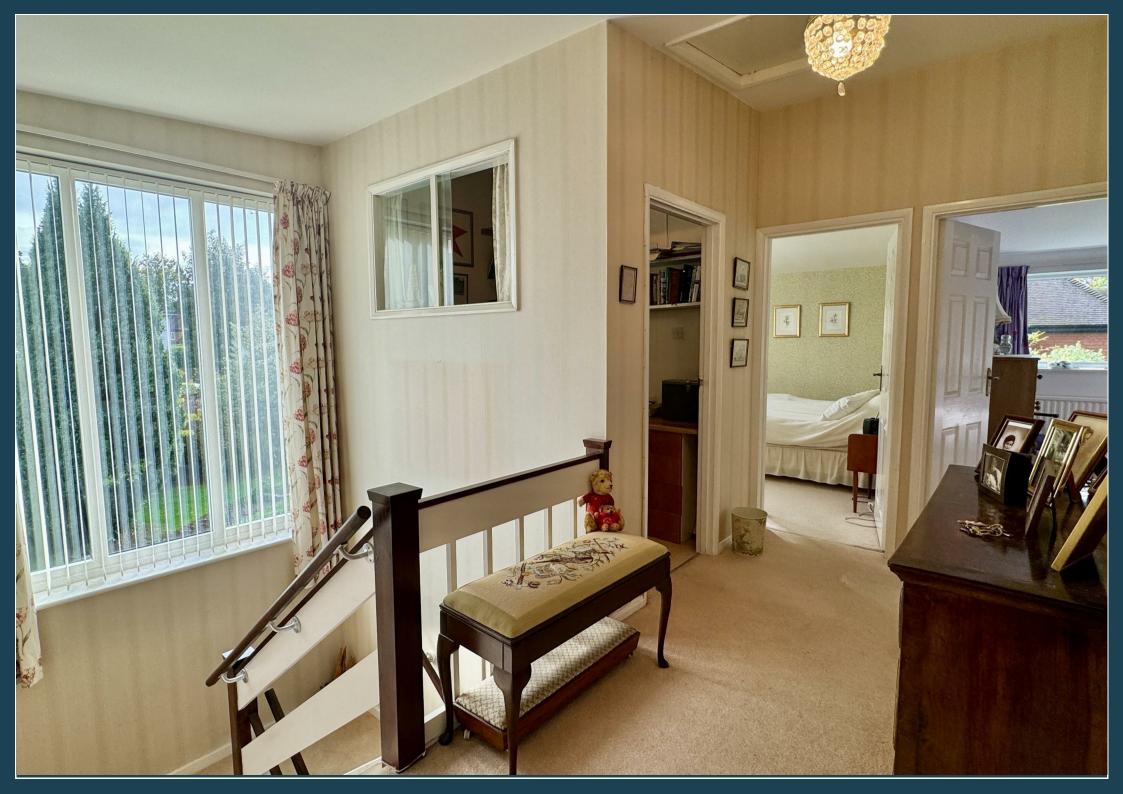












Main Line Station – 1 mile (Waterloo approx. 50 mins)

Godalming High Street – 0.9 miles

Infant School - 0.35 miles Junior School - 0.3 miles

Secondary School - 2.3 miles

Doctors - 1.7 miles Dentist - 0.8 miles

A3 - 2.9 miles M25 - 14 miles M3 - 16 miles

Gatwick - 28.6 miles Heathrow - 32 miles

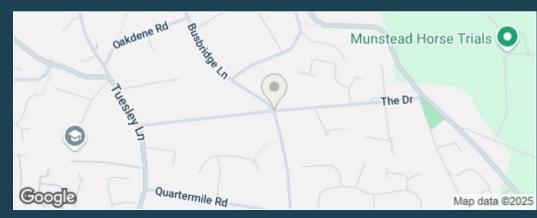
Council Tax Band - G Payable - £4010.30p (2024/25)

EPC Rating - D





Directions: BOX 405 - H1 From our office in the High Street proceed down Bridge Street and at the mini roundabout take the right hand exit into Flambard Way and at the second set of traffic lights turn left into the Brighton Road. Continue along the Brighton Road and after approximately ½ mile turn right into The Drive immediately before Busbridge Church. Continue along The Drive and Hillside Lodge will be found after on your right hand side, shortly after the turning for The Paddock.



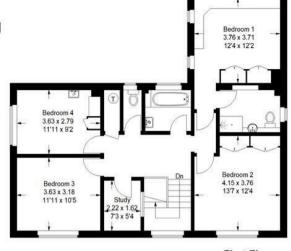
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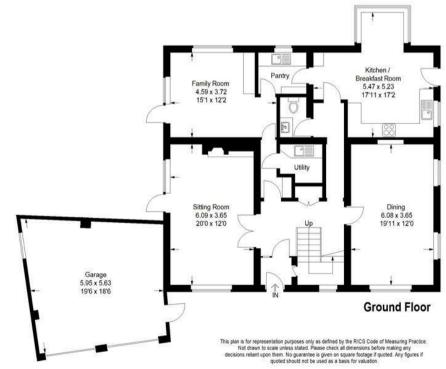
Hillside Lodge, The Drive, Busbridge, Godalming

Approximate Gross Internal Area Ground Floor = 120.6 sq m / 1298 sq ft First Floor = 85.7 sq m / 922 sq ft Garage = 31.6 sq m / 340 sq ft Total = 237.9 sq m / 2560 sq ft





First Floor



PrimeLocation.com

ZOOPLO

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.



01483 419 300

20 High Street Godalming Surrey GU7 1EB

email:office@emery-orchard.co.uk





