


# Deanery Cottage 26a Church Street

Godalming Surrey GU7 1EW

Guide Price: £625,000 Freehold

Emery & Orchard
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- Fabulous Town Centre Location
- No Onward Chain
- Entrance Hall
- Dual Aspect Sitting Room
- Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gas central Heating
- Attractive Front Garden & Walled Rear Garden.



A rare opportunity to purchase a wonderful two bedroom detached Grade II listed cottage believed to date back to the early 18th century, occupying a fabulous position within the conservation area, in one of Godalmings most attractive locations, close to the water meadows, River Wey and park (which includes the Phillips Memorial designed by architect Hugh Thackeray Turner with the gardens designed by Gertrude Jekyll). The property offers well proportioned accommodation that includes an entrance hall, delightful dual aspect sitting room, dining room and kitchen, as well as two bedrooms and a bathroom. Outside there is an attractive front garden and walled rear garden. The property occupies a tucked away yet highly convenient location being only moments from the shops, restaurants, leisure & recreational facilities as well as the main line station.

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Bread













Main Line Station – 0.2miles (Waterloo approx. 45/50 mins)

Godalming – 0.1 miles Guildford – 4.6 miles

Infant School – 0.2 miles Junior School – 0.7 miles

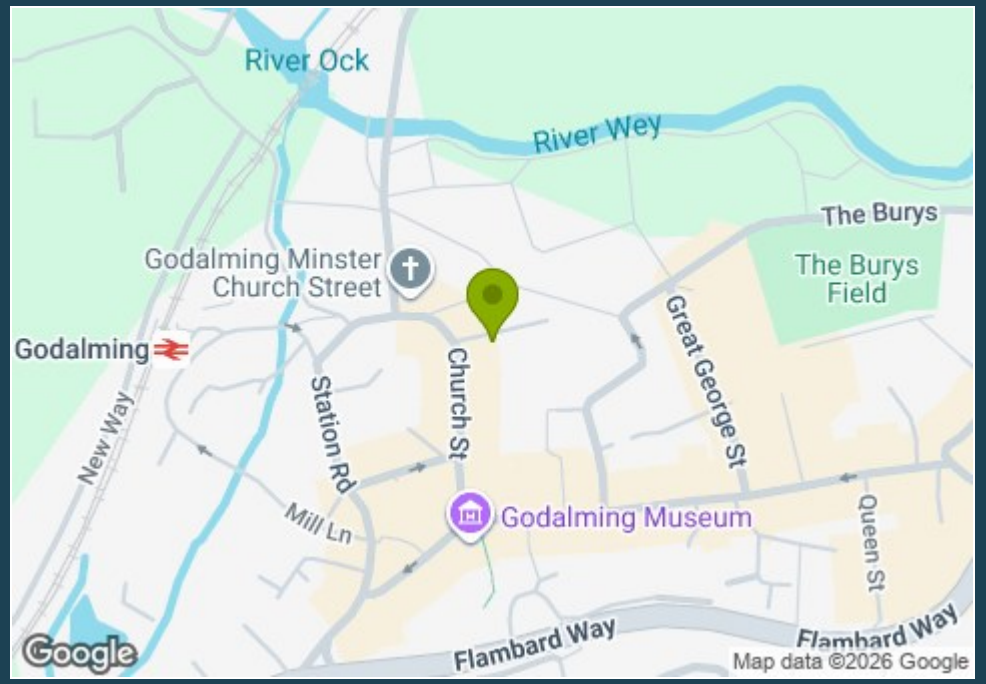
Secondary School – 1.7 miles

Doctors – 1.3 miles Dentist – 0.2 miles

A3 – 2.6 miles M25 – 14.5 miles M3 – 14 miles

Council Tax Band – D Payable – £2643.33p (2026/27)

EPC Rating – F







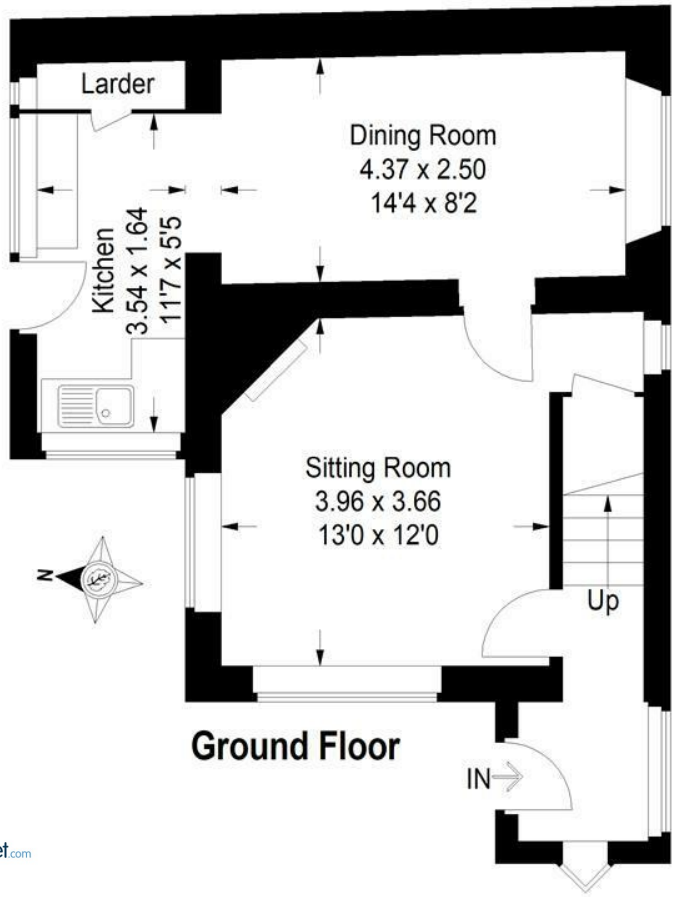
Directions: BOX 422 D1 From our office in the High Street walk towards the top of the High Street and at The Pepperpot turn right into Church Street. Walk towards the end Church Street, and just after you pass Grantley's office Deanery Cottage will be found, set back, on your right-hand side.

rightmove

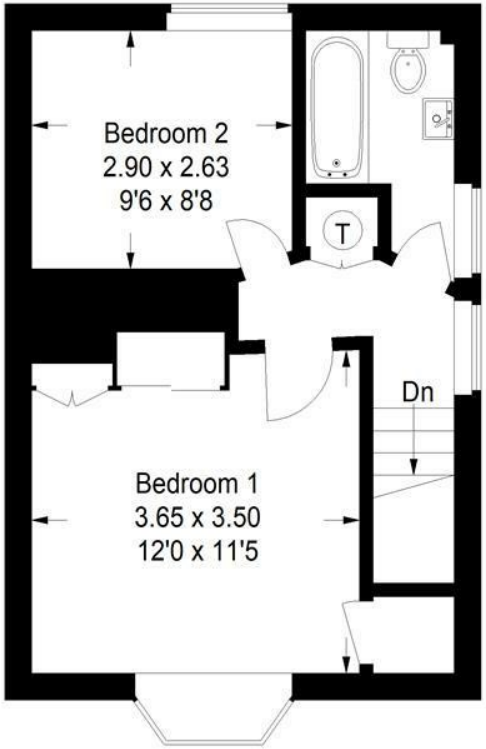
ZOOPLA

# Deanery Cottage
# Church Street
# Godalming

Approximate Gross Internal Area
Ground Floor = 42.9 sq m / 462 sq ft
First Floor = 33.6 sq m / 362 sq ft
Total = 76.5 sq m / 824 sq ft




Ground Floor




First Floor

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.

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The Property Ombudsman


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.