



3 Briar Patch

Godalming GU7 2JB

Guide Price: £635,000 Freehold



- Entrance Hall
- Fabulous Living/Dining Room with Vaulted Ceiling
- Large Balcony With Far Reaching Views
- Fitted Kitchen
- Three/Four Bedrooms
- Study/4th Bedroom
- Stylish Bathroom & Shower Room
- Driveway
- Integral Store
- No Onward Chain



A stylish and much improved four bedroom contemporary home occupying a wonderful setting at the end of a small private cul de sac and enjoying far reaching views. The property provides well planned and adaptable accommodation that includes a superb sitting/dining room with high vaulted ceiling and bi-fold doors opening onto a large balcony, a fitted kitchen, four bedrooms and a stylish re-fitted bathroom and shower room. The house is located in the much favoured Frith Hill/Charterhouse area being within easy reach of the town centre with its excellent shops, restaurants, leisure and recreational facilities, nearby bus routes and station.











Main Line Station – 0.9 miles (Waterloo approx. 50mins)

Godalming – 1 mile

Infant School – 1 mile Junior School – 0.9 miles

Secondary School – 1.2 miles

Doctors – 0.7 miles Dentist – 0.5 miles

A3 – 1.8 miles M25 – 15 miles M3 – 14 miles

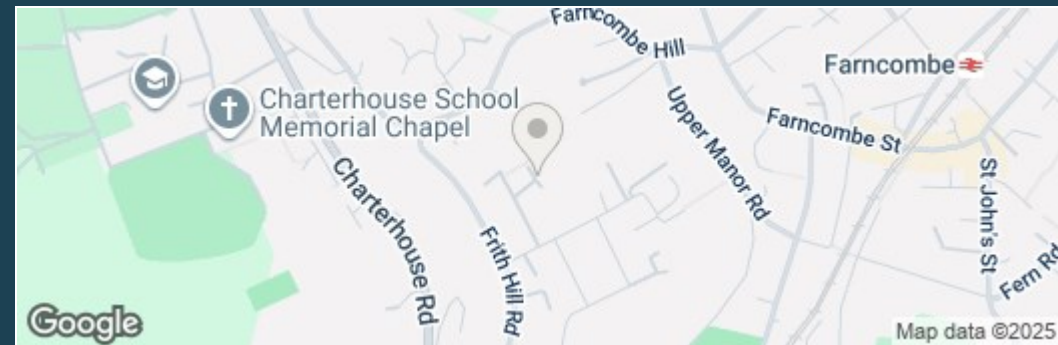
Council Tax Band – E Payable – £3079.90p (2025/26)

EPC Rating – TBC

N.B. There is an annual charge of Approximatley



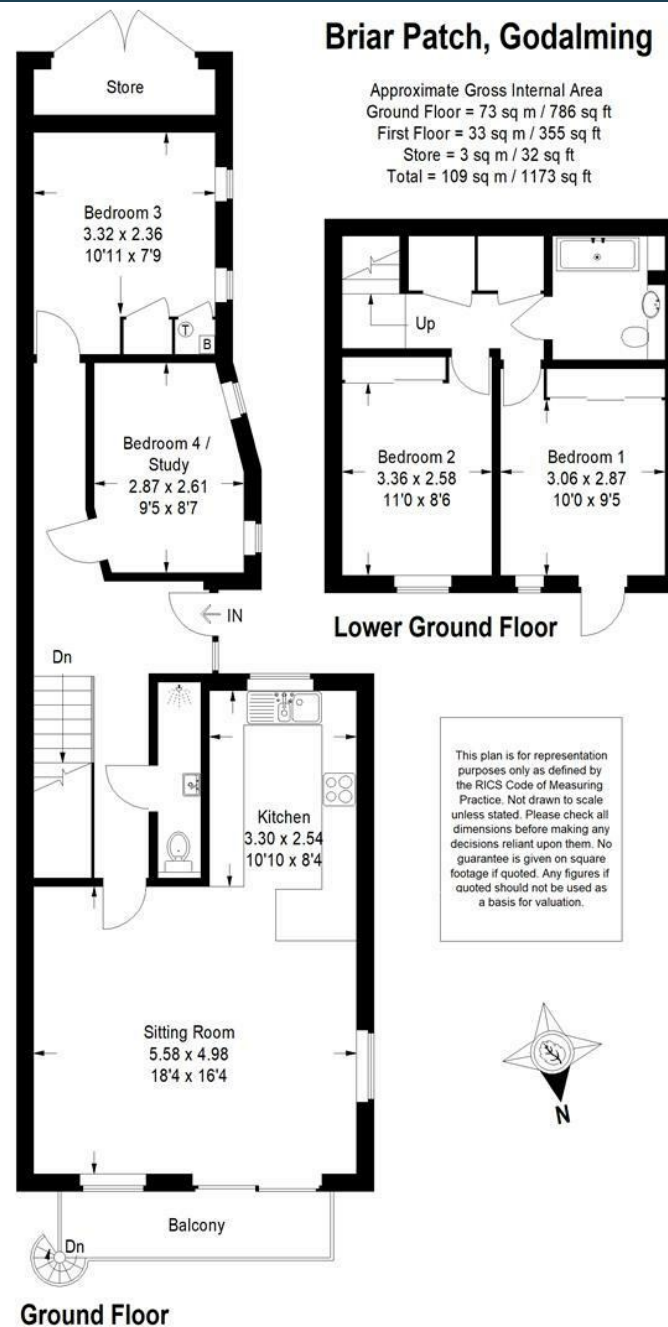
Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout by the Wey Inn take the first turning left into Chalk Road continuing under the railway bridge and into Charterhouse Road. Continue under the next Bridge and take the first turning on your right hand side into Twycross Road. Continue along Twycross Road and take the second turning on your right into Frith Hill Road and then first left into Ballfield Road. Then take the first turning on your left hand side into Sandy Lane and Briar Patch will then be found on your right hand side.



Briar Patch, Godalming

ZOOPLA

Approximate Gross Internal Area
Ground Floor = 73 sq m / 786 sq ft
First Floor = 33 sq m / 355 sq ft
Store = 3 sq m / 32 sq ft
Total = 109 sq m / 1173 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.



Emery & Orchard
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk

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.