67 Peperharow Road

Godalming GU7 2PL

Guide Price: £650,000 Freehold

Emery & Orchard
ESTATE AGENTS

- Close To Town Centre & Station
- Cloakroom & Shower Room
- Bay Fronted Sitting Room
- Dining Room & Family Room
- Kitchen
- Three Bedrooms
- Bathroom
- Hardstanding
- Garden Studio/Office
- South Facing Garden

An attractive and much improved three bedroom Victorian semi detached house having been extended to provide adaptable and well planned accommodation that includes a delightful bay fronted sitting room, separate dining room, kitchen and a fabulous family room with bifold door leading onto a south facing garden. Other features include a downstairs cloakroom and shower room, three bedrooms and a bathroom. The property also benefits from a south facing garden with large studio/office and hardstanding with potential to create off road parking. The property occupies a great location being within walking distance of the station and town centre with it's excellent shops, restaurants, leisure and recreational facilities and nearby bus routes.

Emery& Orchard
ESTATE AGENTS

Godalming Main Line Station – 0.6 miles

Godalming High Street – 0.7 miles

Infant School – 0.6 miles Junior School – 0.8 miles

Secondary School – 1.5 miles

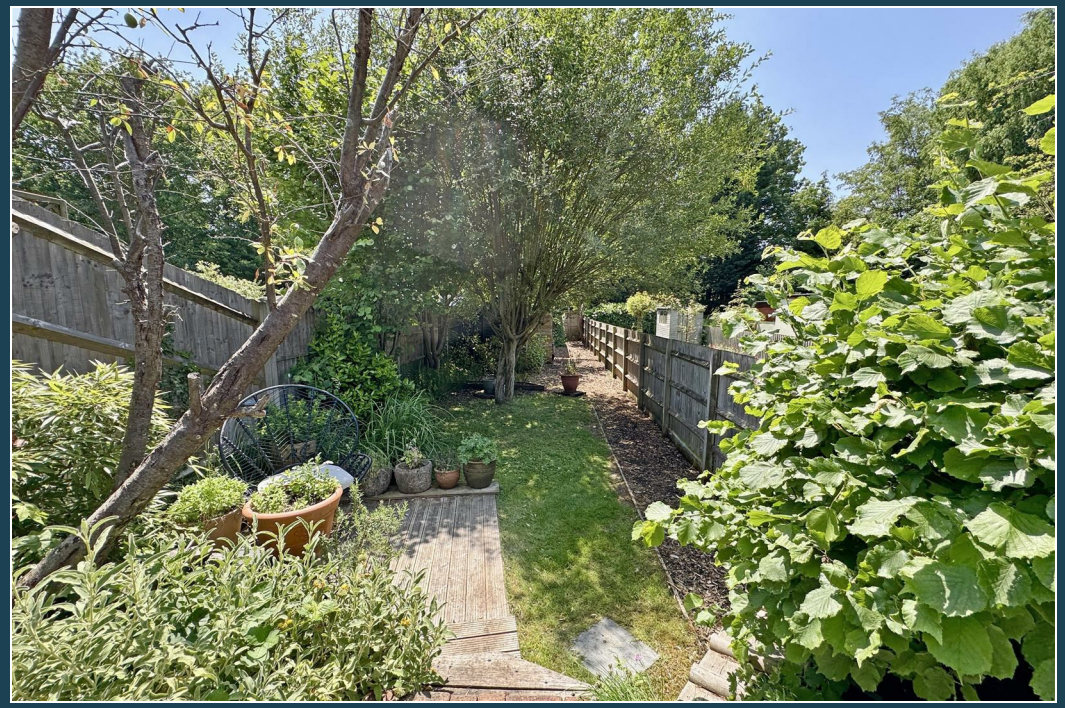
Doctors – 1.2 miles Dentist – 1.1 miles

A3 – 2.5 miles M25 – 14.2 miles M3 – 13.8 miles

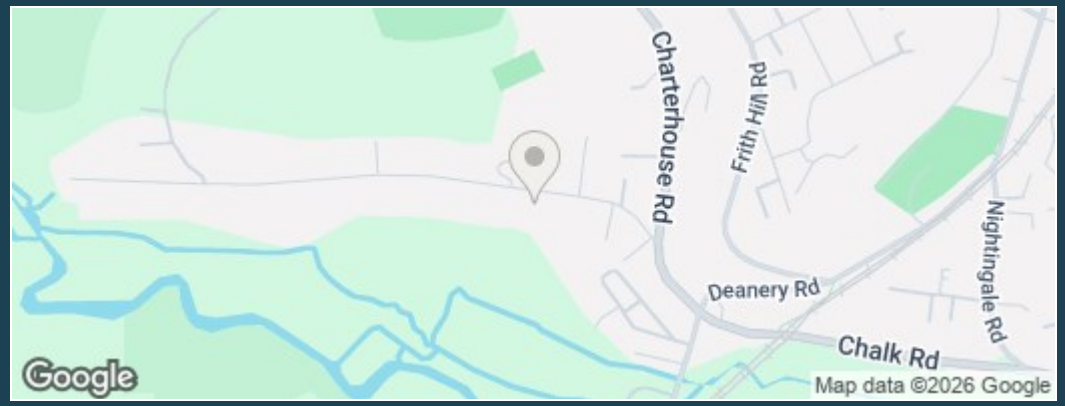
Council Tax Band - D Payable - £2643.33p (2026/27)

Energy Efficiency Rating - D

Note. As 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.



Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout turn left into Chalk Road and proceed under the railway bridge and on into Charterhouse Road. Having passed the railway bridge take the second turning on your left hand side into Peperharow Road and number 67 will be found after a short distance on your left hand side, where you should see our For Sale board.



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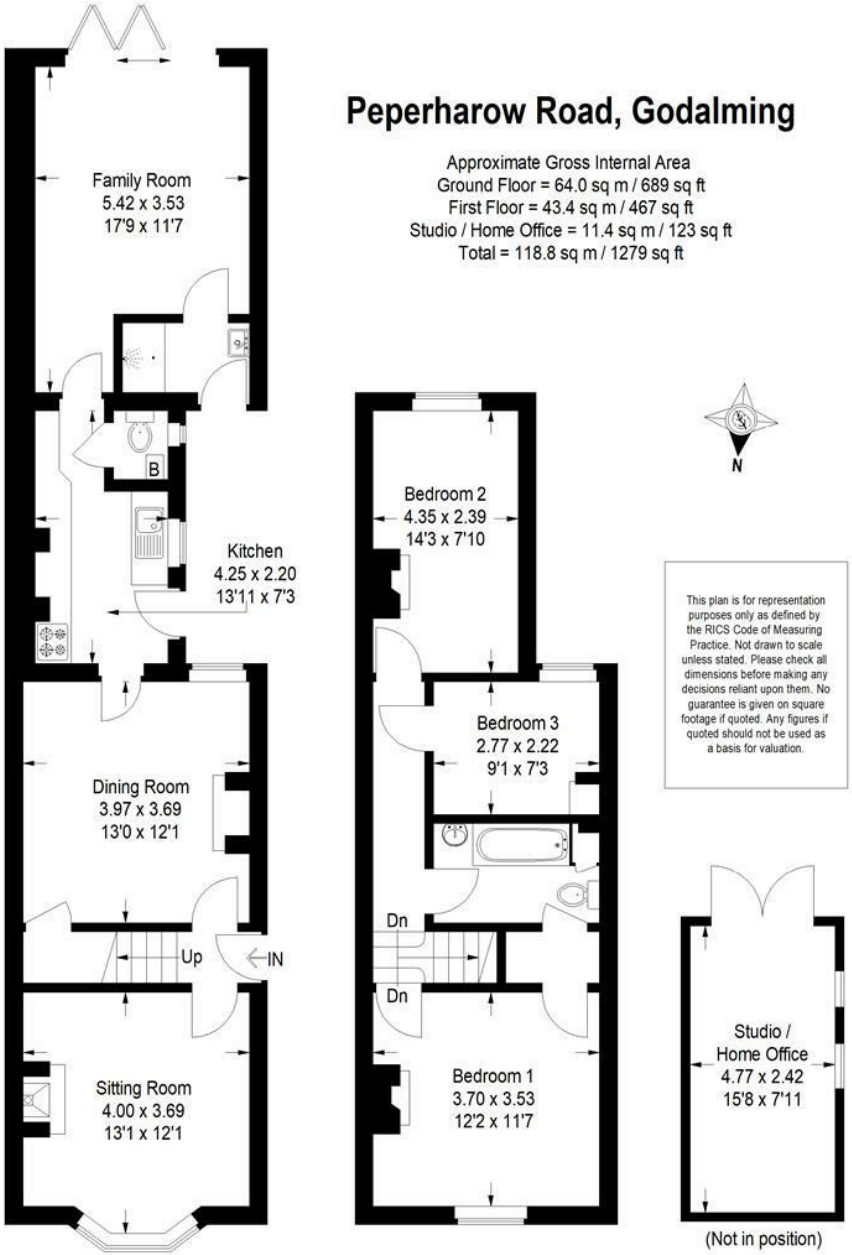
ZOOPLA

Peperharow Road, Godalming

Approximate Gross Internal Area
Ground Floor = 64.0 sq m / 689 sq ft
First Floor = 43.4 sq m / 467 sq ft
Studio / Home Office = 11.4 sq m / 123 sq ft
Total = 118.8 sq m / 1279 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

First Floor

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APPROVED CODE TRADINGSTANDARDS.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. 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.