



107 Peperharow Road

Godalming Surrey GU7 2PN

Guide Price: £925,000 Freehold





- Established No-Through Residential Road
- Walking Distance of the Town Centre & Main Line Station
- Spacious & Adaptable Accommodation Arranged Over Three Floors
- Potential Ground Floor Annex
- Sitting Room with Balcony & Views
- Dining Room
- Kitchen & Utility Area
- 4/5 Bedrooms & 3 Bathrooms
- Garage & Driveway
- Large Rear Garden



A deceptively spacious detached family house with adaptable accommodation arranged over three floors. The house occupies an enviable elevated setting in a mature residential no-through road enjoying lovely views to the rear over its large garden and woodland beyond. The town centre and main line station are both within walking distance and access to the A3 is nearby at Hurtmore.







Main Line Station – 0.7 miles (Waterloo approx. 45 mins)

Godalming High Street – 0.7 miles

Infant School – 0.5 miles Junior School – 0.7 miles

Secondary School – 1.6 miles

Doctors – 1.3 miles Dentist – 0.7 miles

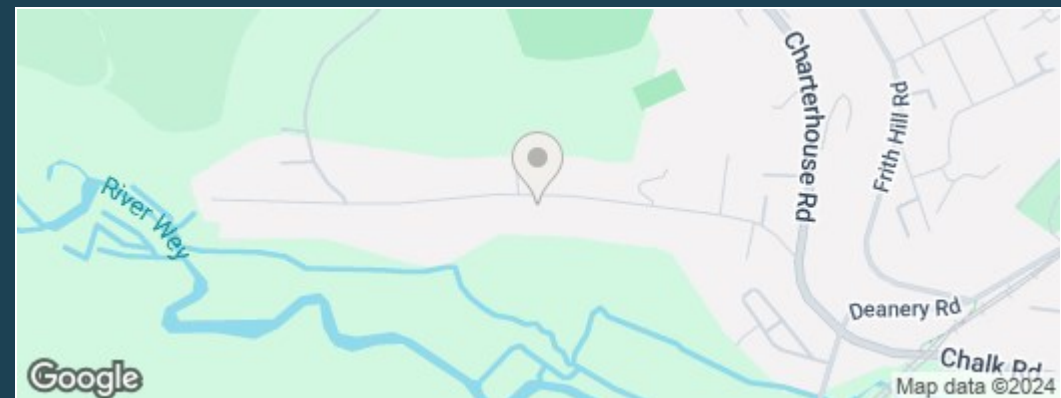
A3 – 2.0 miles M25 – 15 miles M3 – 14 miles

Council Tax Band - F Payable - £3,315.97 (2023/24)

Energy Efficiency Rating - TBC



Directions: From our office in the High Street, proceed down Bridge Street and across the mini roundabout into Bridge Road and at the next roundabout turn left into Chalk Road. Continue under the railway bridge into Charterhouse Road and take the second turning left into Peperharow Road. Number 107 will then be found after a short distance on the left hand side.



Approximate Gross Internal Area
 Lower Ground Floor = 61.7 sq m / 664 sq ft
 Ground Floor = 59.4 sq m / 639 sq ft
 Upper Ground / First Floor (Excluding Loft) = 38 sq m / 409 sq ft
 Garage / Open Storage / Store Room = 24.9 sq m / 268 sq ft
 Total = 184 sq m / 1980 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.



Reduced headroom below 1.5 m / 5'0"

