



083 419300
emery-orchard.co.uk
FOR SALE

Manderin 87 Shackstead Lane

Godalming Surrey GU7 1RL
Asking Price: £765,000 Freehold





- Established Residential Road
- Easy Reach of Town Centre & Main Line Station
- Large Garden
- Bay Fronted Sitting Room
- Dining Room
- Kitchen & Utility/Boot Room
- Cloakroom
- Five Bedrooms & Bathroom
- Gas central Heating & Double Glazed Windows
- Integral Garage



A deceptively spacious five bedroom detached family house with a large rear garden located in a popular residential area conveniently located within easy reach of Godalming town centre and main line station.







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

Godalming – 0.5 miles

Infant School – 1.0 mile

Secondary School – 2.2 miles - Doctors – 1.4 miles Dentist – 0.1 miles

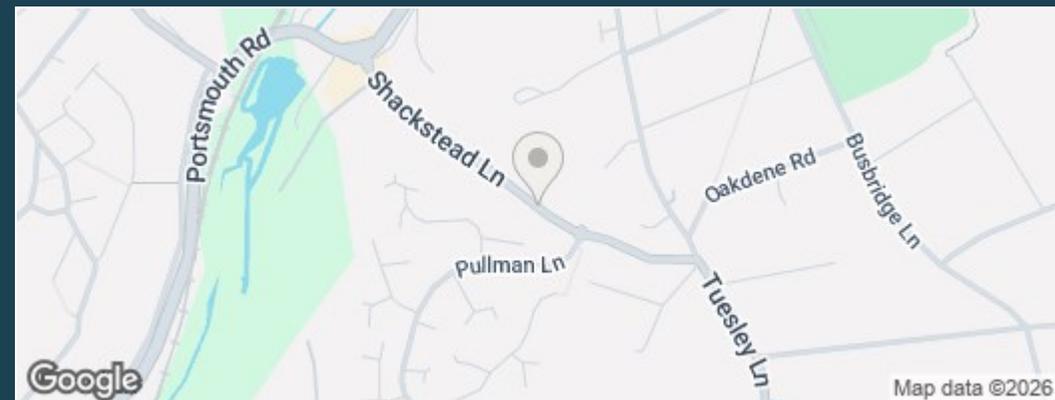
A3 – miles 2.1 miles M25 – 15.5 miles M3 – 15.3 miles

Energy Efficiency Rating - D

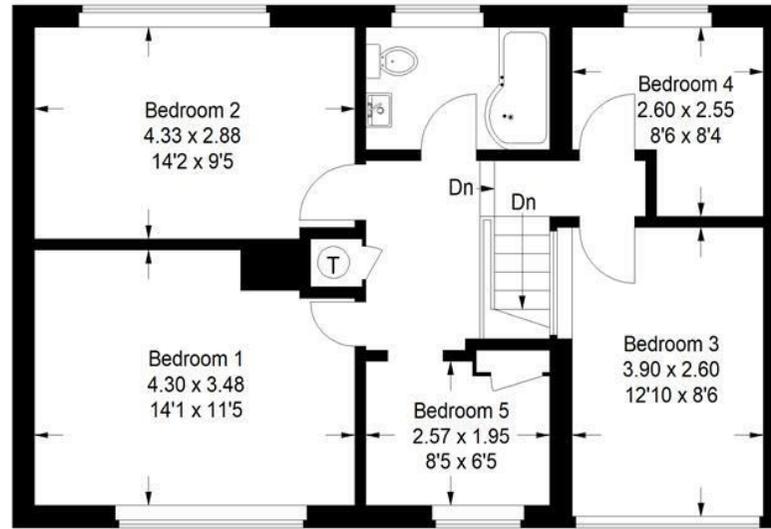
Council Tax Band G – Payable £4010.30



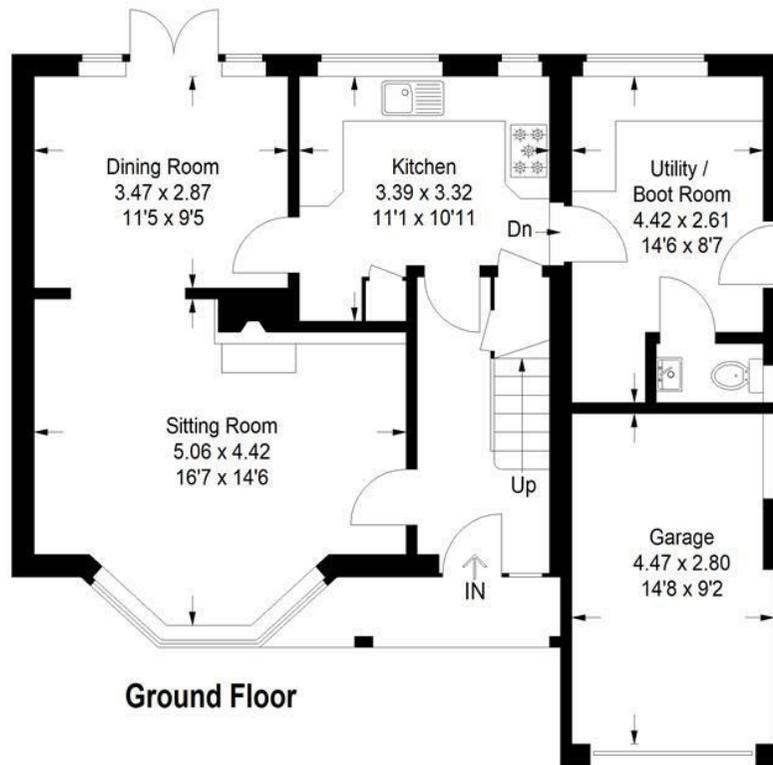
Directions: BOX 409 - M1 From our office, proceed to the top of the High Street passing the Pepperpot and bearing left at the end to the traffic lights. At the traffic lights turn right into Ockford Road and at the roundabout by the Inn on the Lake take the left hand exit into Shackstead Lane. Continue up Shackstead Lane and number 87 will then be found after a short distance on your left hand side.



Shackstead Lane, Godalming



First Floor



Ground Floor

Approximate Gross Internal Area
 Ground Floor = 60.8 sq m / 654 sq ft
 First Floor = 64.2 sq m / 691 sq ft
 Garage = 11.9 sq m / 128 sq ft
 Total = 136.9 sq m / 1473 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.



**Emerald &
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ESTATE AGENTS

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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.

