



# Lordsmeade Cottage Hurtmore Road

Godalming Surrey GU7 2DY

Guide Price: £850,000 Freehold









- Entrance Hall & Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Conservatory
- Workshop & Utility
- Ground Floor Bedroom with En-suite Shower Room
- Three Bedrooms & Family Bathroom
- Driveway
- Attractive Gardens With Plot In All Approx. 1/3rd of an Acre
- Potential To Modernise & Extend (STPP)



A most attractive and individual family home set in attractive gardens, with the plot extending to approximately 1/3rd of an acre and enjoying a fabulous outlook over Charterhouse playing fields. The house offers adaptable accommodation with potential to modernise and extend, subject to any necessary consents. The property is situated within easy reach of the town centre with its excellent shops, restaurants, leisure and recreational facilities, as well as popular schools and main line station.























Main Line Station – 0.8 miles (Waterloo approx. 45/50 mins)

Godalming – 1.1 miles

Infant School – 0.8 miles Junior School – 1.3 miles

Secondary School – 1.5 miles

Doctors – 1 mile Dentist – 0.8 miles

A3 – 1.2 miles M25 – 14.3 miles M3 – 13.3 miles

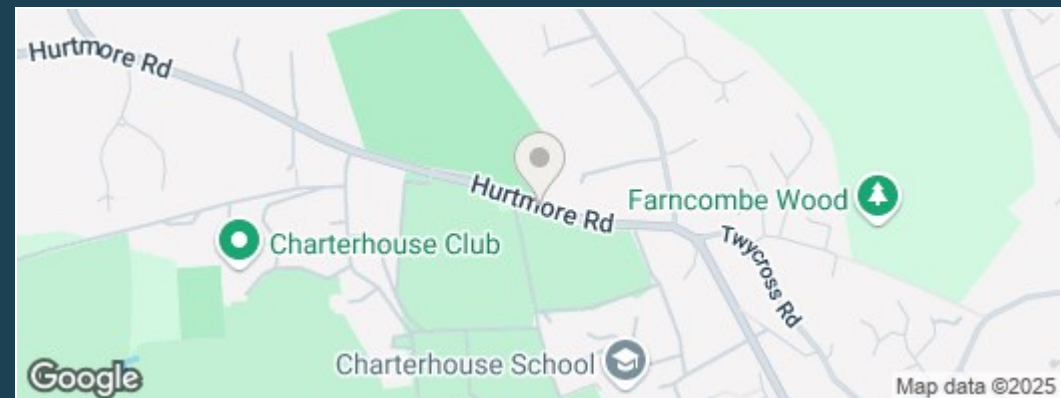
Council Tax Band – F Payable – £3475.59p (2024/25)

EPC Rating – D



Directions: BOX 404 - L1 From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road.

At the next roundabout take the first left into Chalk Road passing under the railway bridge and on into Charterhouse Road. Continue for approx. 0.6 a mile and at the mini roundabout continue straight ahead into Hurtmore Road and Lordsmead Cottage will be found on your left after 0.1 of a mile.





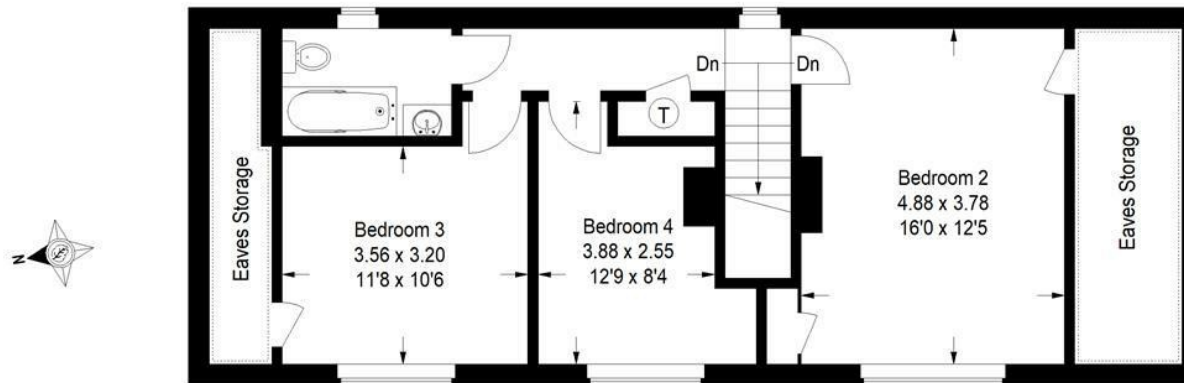


**Emery &  
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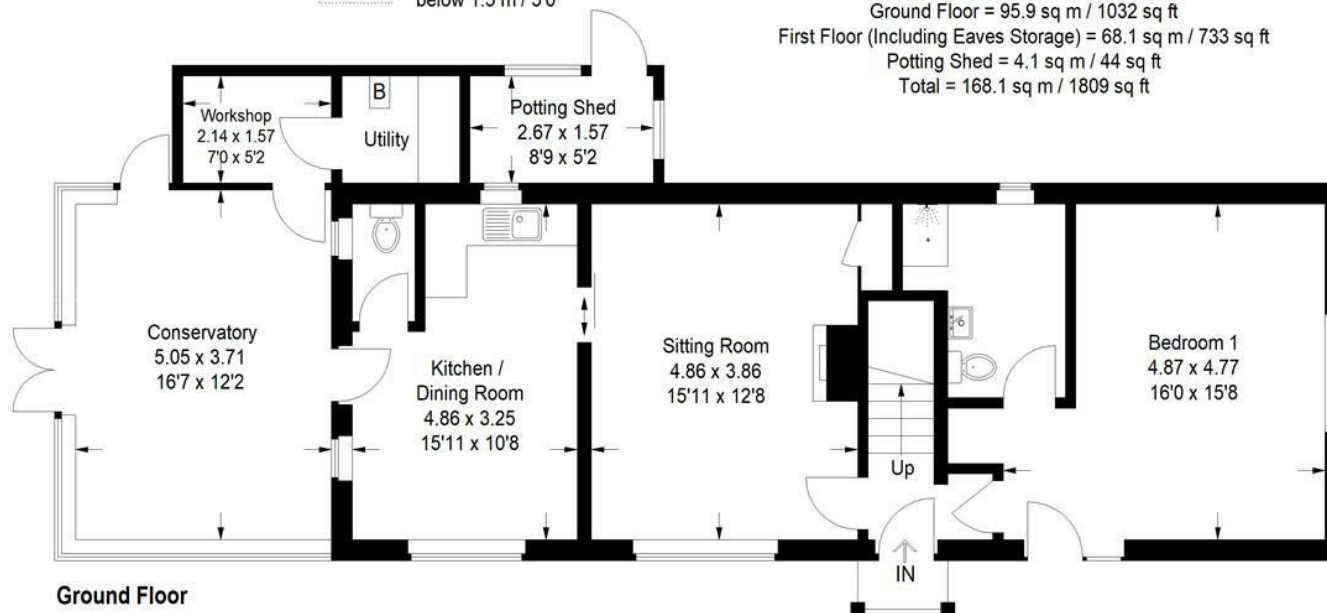
email:office@emery-orchard.co.uk



First Floor

Reduced headroom  
below 1.5 m / 5'0"

Approximate Gross Internal Area  
Ground Floor = 95.9 sq m / 1032 sq ft  
First Floor (Including Eaves Storage) = 68.1 sq m / 733 sq ft  
Potting Shed = 4.1 sq m / 44 sq ft  
Total = 168.1 sq m / 1809 sq ft



Ground Floor

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.