



# 6 Badgers Hollow Peperharow Road

Godalming Surrey GU7 2PX

Asking Price: £239,500 Leasehold





- Easy Reach of Town Centre & Main Line Station
- Character Conversion with Period Features
- Communal Entrance Hall
- Living Room with High Ceilings
- Kitchen
- Bedroom
- Bathroom
- Gas Fired Central Heating
- Communal Gardens
- Allocated Parking



A one bedroom ground floor flat being one of just 10 properties converted from this imposing Victorian building which is tucked away at the end of a long private driveway. Internally the flat has many interesting period features including an impressive double aspect living room with high ceiling tall mullioned windows and wood flooring. The flat is conveniently being within easy reach of Godalming town centre and main line station.











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

Godalming High Street – 0.7 miles

Doctors – 1.2 miles Dentist – 1.1 miles

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

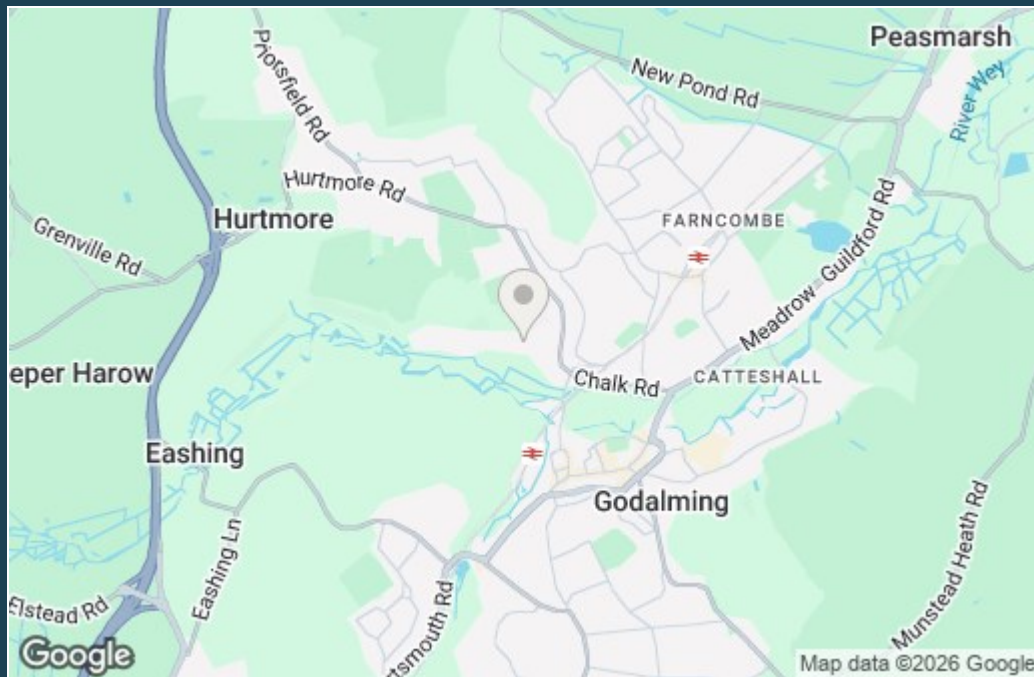
Council Tax Band - C Payable - £2239.94

Energy Efficiency Rating - D

Lease - 189 years from 29 September 1983 - 147 Years Remaining

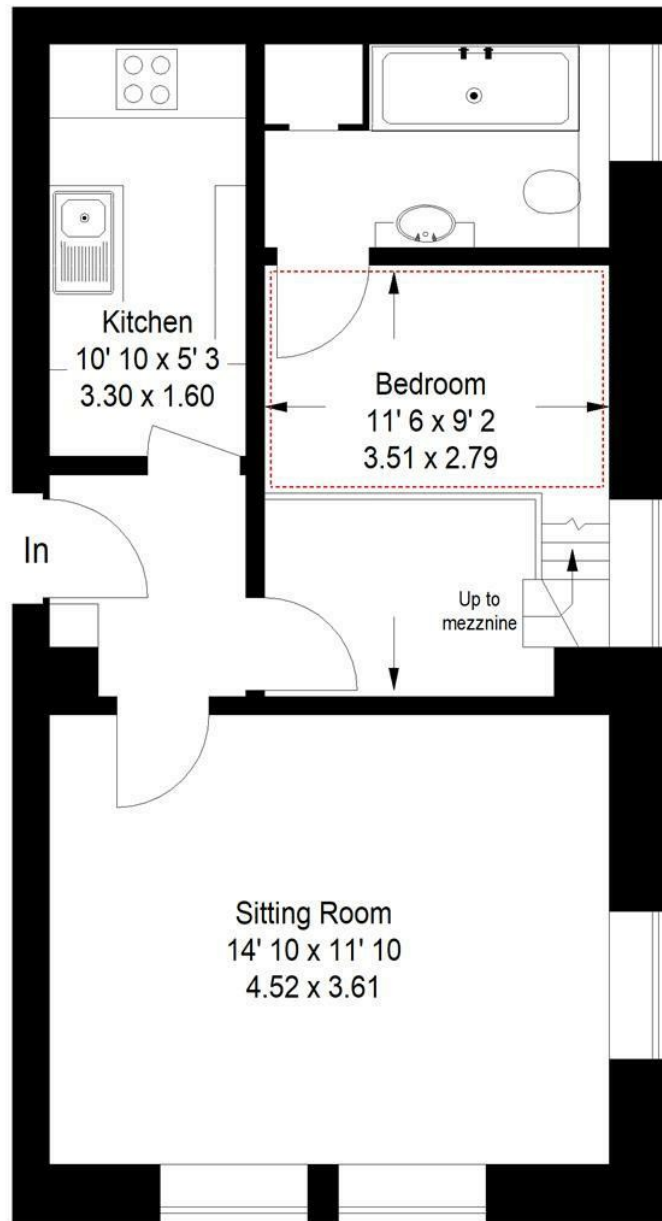
Service Charges £2219.27 P.A. (2025/26)

Ground Rent £220 P.A.



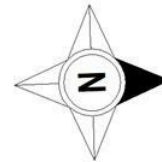
From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout turn left into Chalk Road and proceed under the railway bridge and on into Charterhouse Road. Having passed the railway bridge take the second turning on your left hand side into Peperharow Road and Badgers Hollow will be found after a short distance on your right hand side.





## 6 Badgers Hollow Godalming

APPROX. GROSS  
INTERNAL FLOOR AREA :  
445 SQFT / 41 SQM



 = Mezzanine sleeping area

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.



**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.