



14 Oak Mead  
Farncombe Godalming Surrey GU7 3RJ  
Guide Price: £500,000 Freehold



- Easy Reach of Village Centre & Main Line Station
- No Onward Chain
- Potential to Extend (STPP)
- Sitting Room
- Family/Dining Room
- Kitchen with Utility Area & Cloakroom
- Three Bedrooms & Bathroom
- Gas Heating & Double Glazed Windows
- Driveway & Garage
- Enclosed Rear garden



A spacious three bedroom semi detached house with driveway and garage offering potential to extend (STPP). The house occupies a very convenient location within easy reach of local schools, shops and main line station serving London Waterloo in approx. 45 minutes.



















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

Village Centre – 0.7 mile Godalming – 1.3 miles

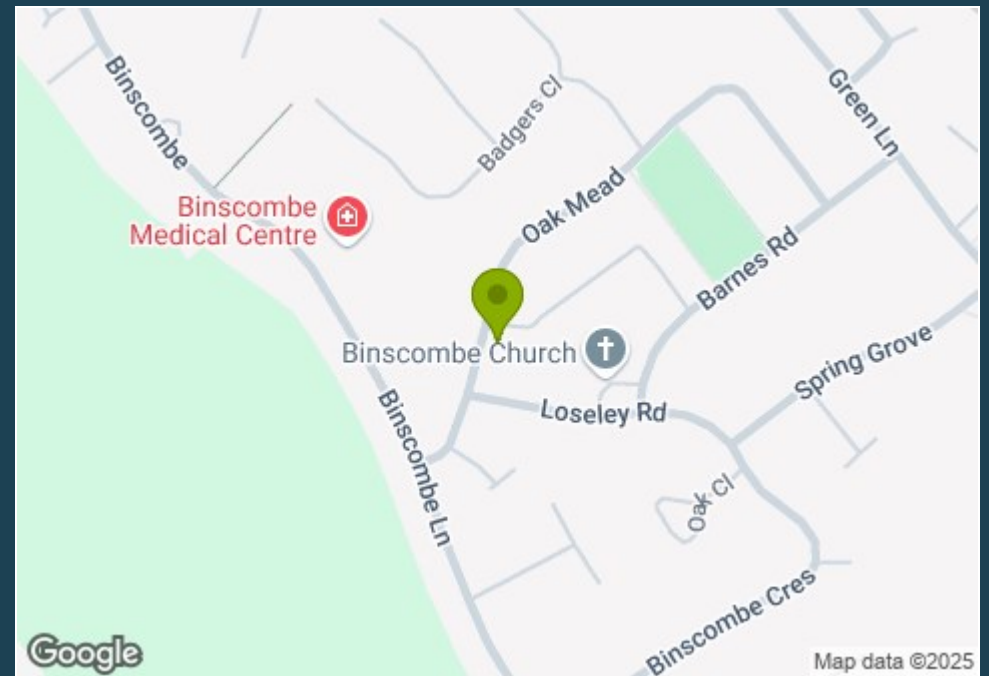
Infant School – 0.6 mile Junior School 1.2 Miles

Secondary School – 1.1 miles - Doctors – 0.2 miles Dentist  
– 0.2 miles

A3 – 2.2 miles M25 – 13.0 miles M3 – 13.6 miles

Energy Efficiency Rating - TBC

Council Tax Band D – Payable £2,406 (2024/25)



Directions: BOX 403 - O2 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 exit left into Chalk Road and then second right into Nightingale Road. Continue to the end of Nightingale Road and at the 'T' junction turn left into Farncombe Street.

Continue along Farncombe Street, which leads into Binscombe Lane passing the parade of shops on your right hand side and take the second right into Oak Mead and number 14 will be found after a short distance on the right.



## Oak Mead

Approximate Gross Internal Area  
 Ground Floor = 66.5 sq m / 716 sq ft  
 First Floor = 40.9 sq m / 440 sq ft  
 Garage = 20 sq m / 215 sq ft  
 Total = 127.4 sq m / 1371 sq ft



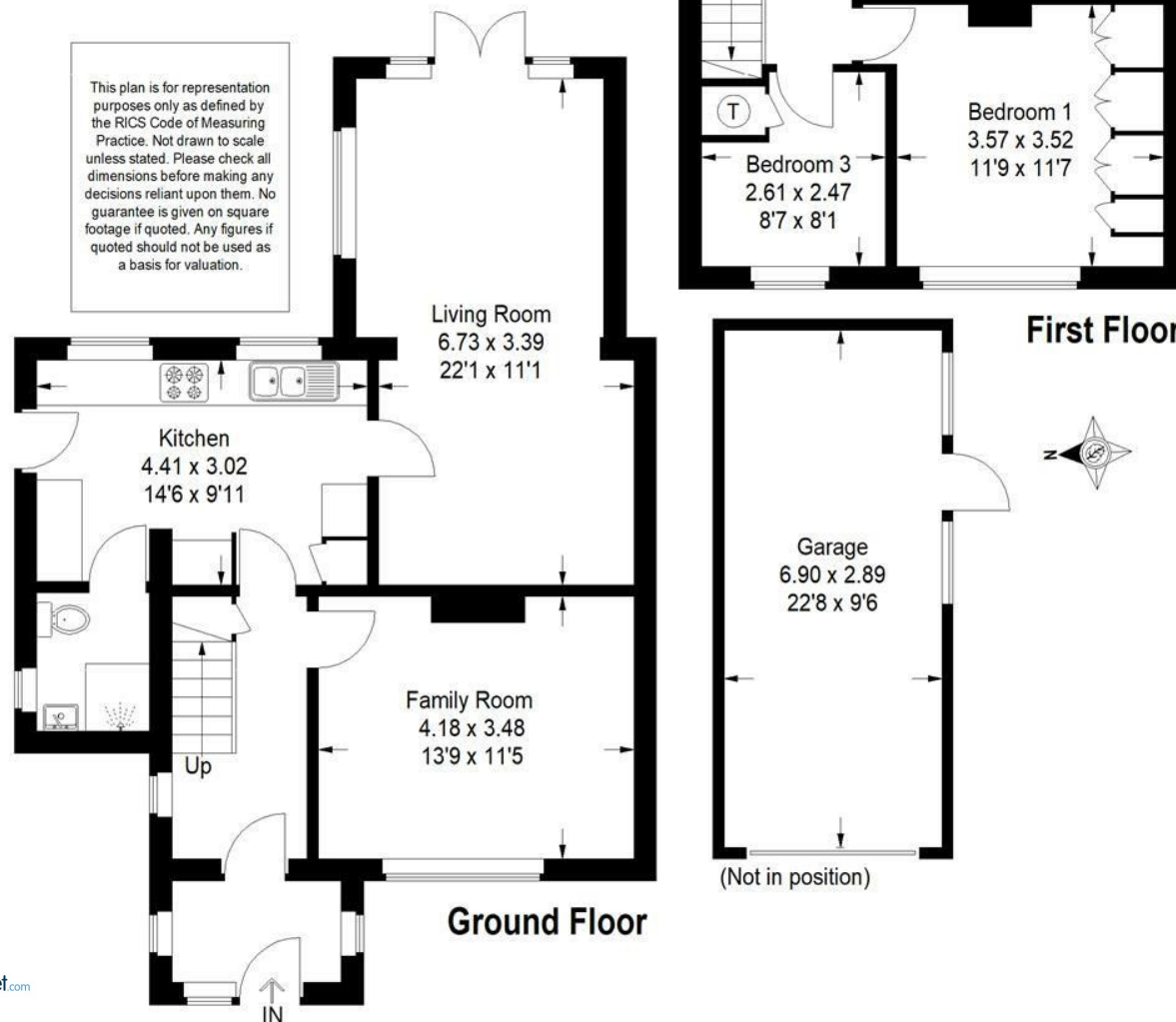
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This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



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.