



10 Hare Lane
Godalming Surrey GU7 3EE
Asking Price: £525,000 Freehold



- Character Victorian House
- Short Walk of Village Centre & Main Line Station
- Easy Reach of Godalming Town Centre & Riverside Walks
- Bay Fronted Sitting Room
- Dining Room
- Kitchen & Cloak/Utility Room
- Three Bedrooms
- Upstairs Bathroom
- Gas Heating & Double Glazed Windows
- Pretty Partly Wall Garden



An attractive three bedroom bay fronted character Victorian house with pretty partly walled garden. The house is conveniently located within a short walk of Farncombe village centre and main line station serving London Waterloo in 45 minutes.









Farncombe Station – 0.3 miles (Waterloo approx. 45 mins)

Farncombe Centre – 0.3 miles Godalming – 0.7 miles

Infant School – 0.4 miles Junior School – 0.2 miles

Secondary School – 0.8 miles Doctors – 0.4 miles

A3 – 3.0 miles M25 – 14.9 miles M3 – 14.5 miles

Council Tax Band - C Payable - £2138.83 (2024/25)2,216

Energy Efficiency Rating D.



Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the roundabout by The Wey Inn public house take the second exit into the Meadrow (A3100) and continue along Meadrow where Hare Lane will be found as the third turning on your left hand side. Number 10 will then be found after a short distance on your right.



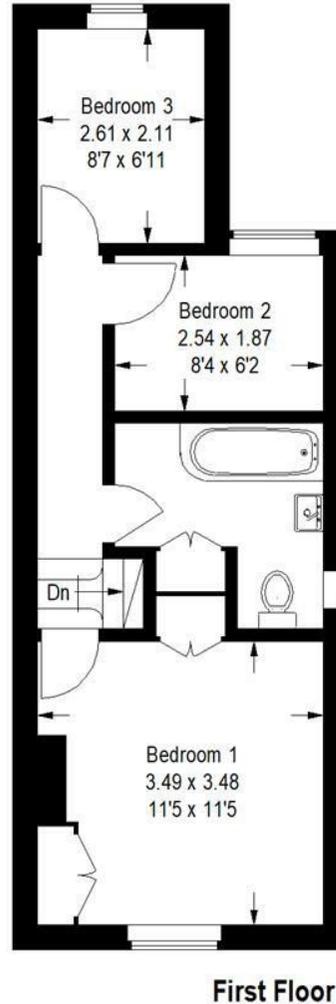
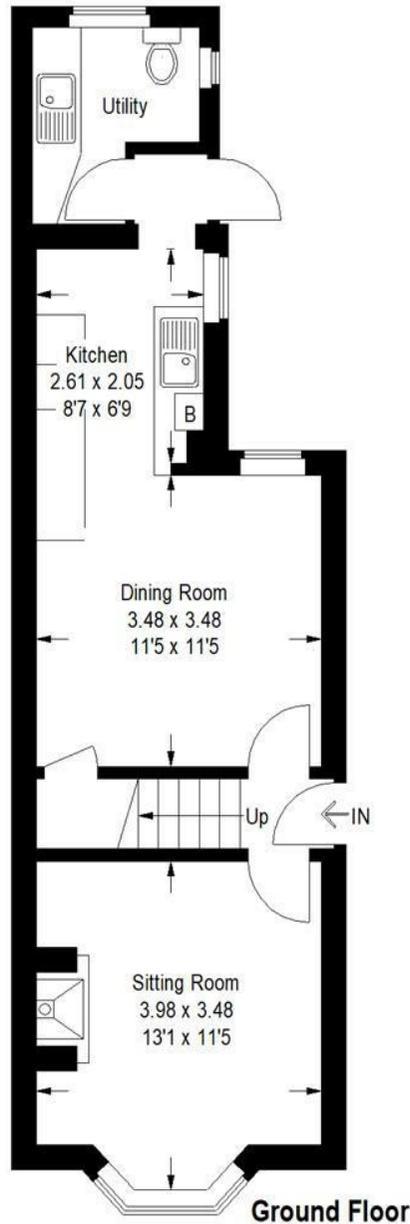
**Emery &
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ESTATE AGENTS

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Hare Lane, Godalming



APPROX. GROSS
INTERNAL FLOOR AREA
804 SQFT / 74.7 SQM

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.