



47 The Oval

Farncombe Surrey GU7 3JZ

Asking Price: £495,000 Freehold

- Short Walk of Main Line Station & Village Centre
- Easy Reach of Godalming Town Centre
- Bright & Spacious Accommodation
- Entrance Hall & Cloakroom
- Re fitted Kitchen/Breakfast Room
- 17ft x 14ft Sitting/Dining Room
- Three Bedrooms & Bathroom
- Gas Heating & Double Glazed Windows
- Enclosed South/West Facing Rear Garden
- Garage & Off Road Parking



A tastefully modernised Georgian style three bedroom terrace house with garage, parking and south facing garden located in a popular residential area only a few minutes walk from Farncombe village centre and main line station.

N.B. There is a right of way at the bottom of the rear garden for neighbouring properties to access their gardens.









Farncombe Main Line Station – 0.1 mile (Waterloo approx. 45 mins)

Village Centre – 0.1 mile Godalming – 0.9 mile

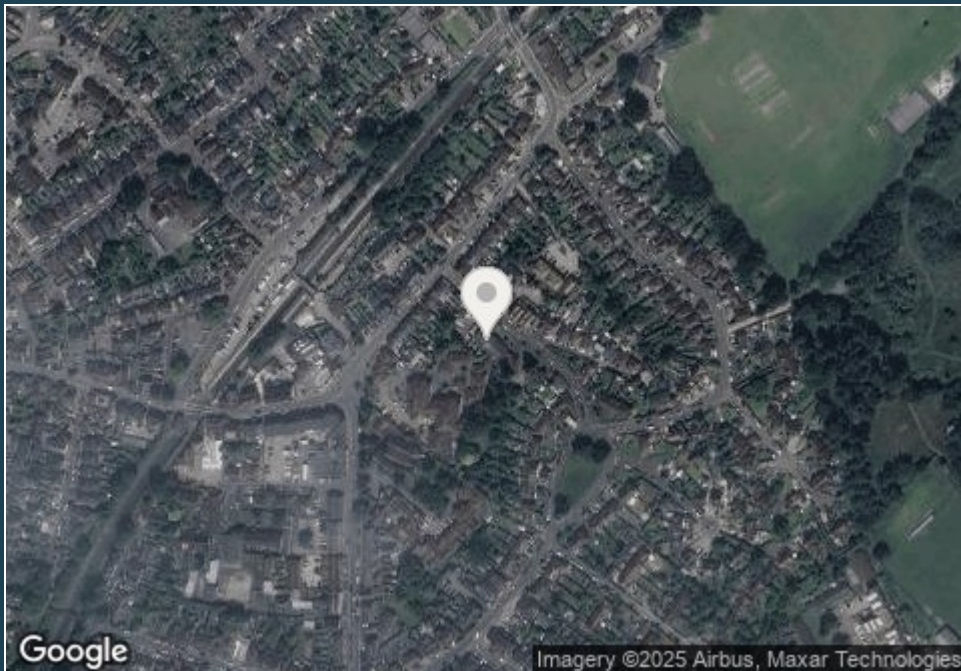
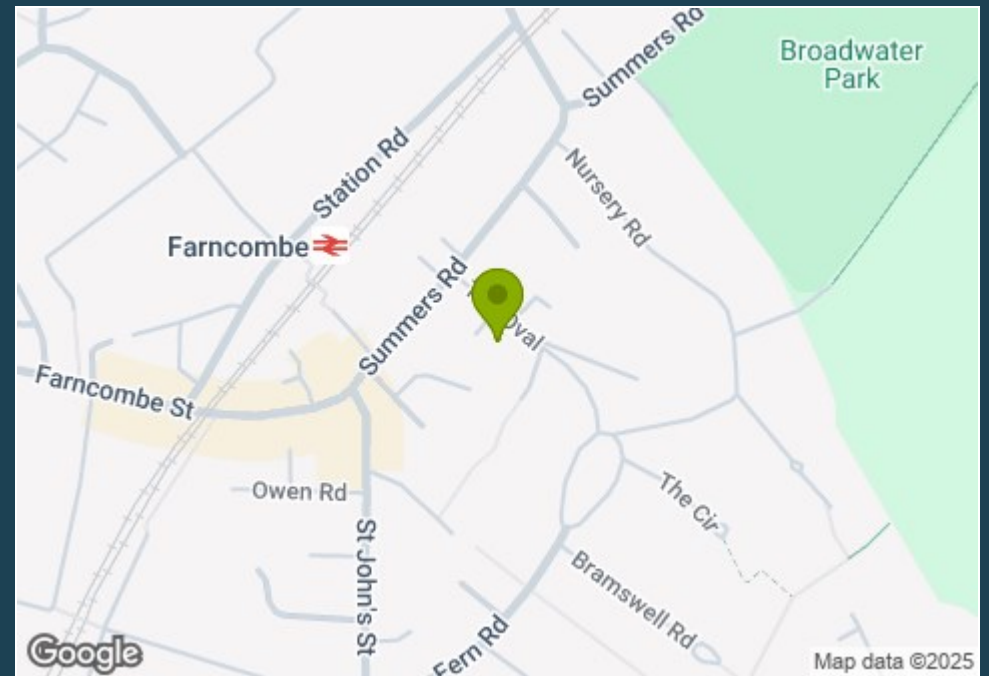
Infant School – 0.2 mile Junior School - 0.6 Mile

Secondary School – 0.5 miles - Doctors – 0.6 miles Dentist – 1.0 miles

A3 – miles 2.8 miles M25 – 13.9 miles M3 – 14.4 miles

Energy Efficiency Rating C

Council Tax Band C – Payable £2138.83 (2024/25)

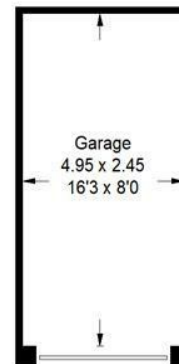
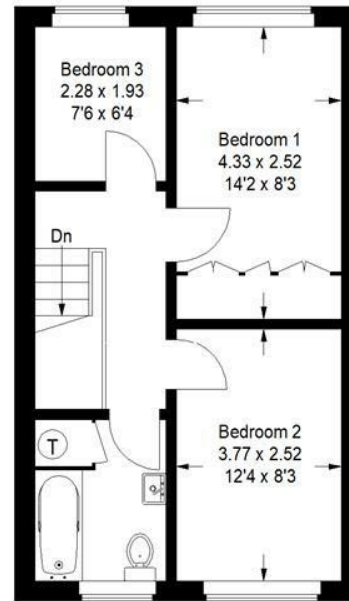
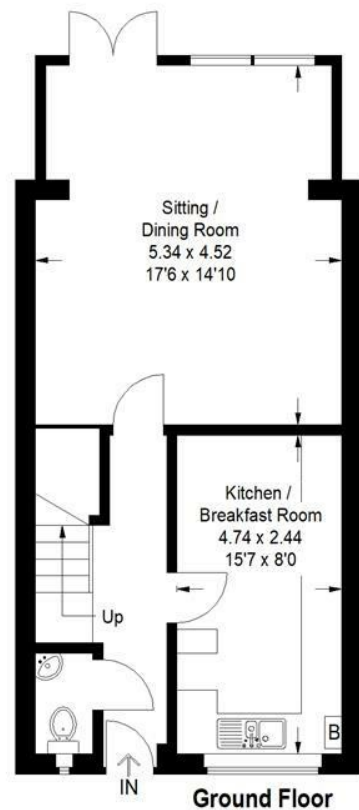


Directions: BOX 408 - K1 From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the second exit on to the A3100 (Meadow) and take the third turning on your left hand side into Hare Lane. Continue along Hare Lane and on into St Johns Street and at the T junction with Summers Road turn right. The Oval will then be found as the first turning on your right hand side and no. 47 will be found after a short distance on your right.

The Oval

Approximate Gross Internal Area
Ground Floor = 46.2 sq m / 497 sq ft
First Floor = 37.5 sq m / 404 sq ft
Garage = 11.9 sq m / 128 sq ft
Total = 95.6 sq m / 1029 sq ft

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.



**Emery &
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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.