



2 Oregano Lane
Godalming GU7 1UJ
Guide Price: £625,000 Freehold



- Exclusive Development 0.7 Of A Mile From Station
- Entrance Hall & Cloakroom
- Impressive Living Room With Vaulted Ceiling
- Dining Room With Door Onto Garden
- Stylish Kitchen/Breakfast Room With Integrated Appliances
- Four Bedrooms
- Family Bathroom & En-suite Shower Room
- Double Glazing & Gas Central Heating
- Driveway
- Easily Maintained Gardens



An attractive and well designed four bedroom semi-detached family home providing bright and adaptable accommodation arranged over three floors. The property has benefitted from the addition of a single storey extension creating an impressive living room with vaulted ceiling, other features include a dining room with doors leading onto the garden, a stylish fitted kitchen/breakfast room with integrated appliances, as well as four bedrooms, bathroom and en-suite shower room. Outside there is a driveway and an easily maintained garden. The house forms part of an exclusive development located within easy reach of both Milford & Godalming offering an excellent range of shops, restaurants, leisure, recreational facilities, popular schools and main line station as well being close to much open countryside.







Main Line Station – 0.7 miles (Waterloo approx. 55 mins)

Milford Village Centre – 1.7 miles Godalming – 2 miles

Infant School – 1.7 miles Junior School – 1.9 miles

Secondary School – 1.8 miles

Doctors – 1.7 miles Dentist – 1.9 miles

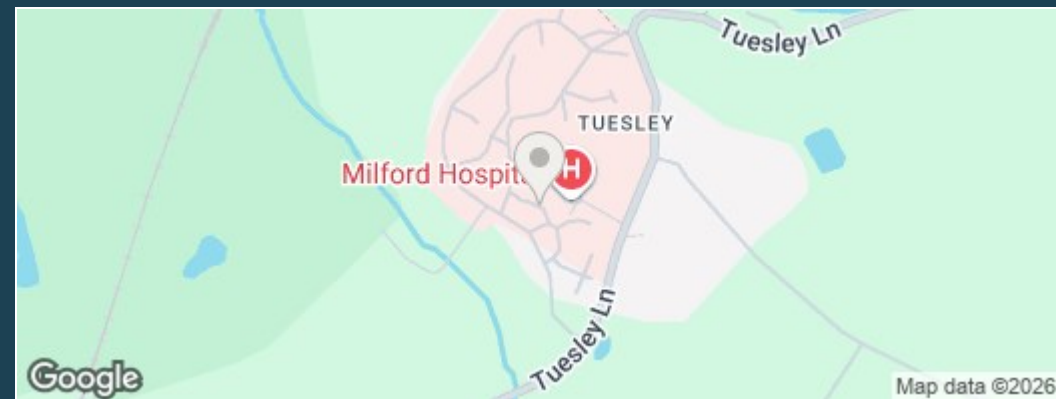
A3 – 2.5 miles M25 – 16.5 miles M3 – 16 miles

Council Tax Band – E Payable – £3230.73p (2026/27)

EPC Rating – TBC Service Charge – £682



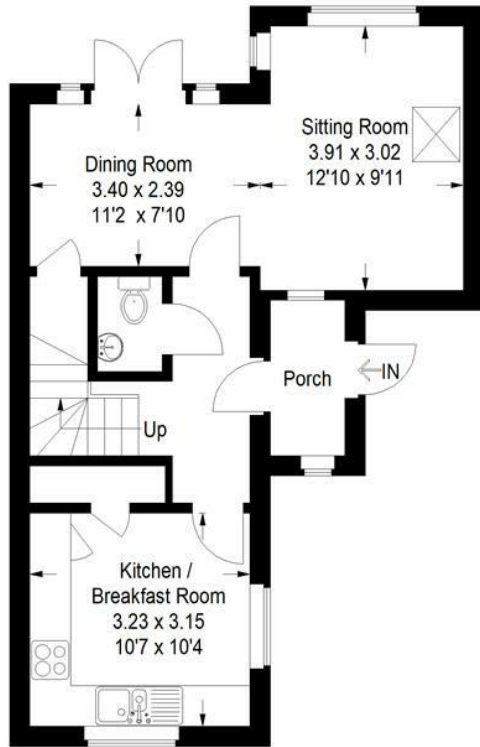
Directions: From our office proceed up the High Street turning left at the end of the High Street and proceeding straight across the traffic lights into Holloway Hill. Continue up Holloway Hill and on into Tuesley Lane. At the 'T' junction bear left which is a continuation of Tuesley Lane and continue for 1.2 miles when the entrance to Leithfield Park and Sycamore Avenue will be found on your right. Continue along Sycamore Avenue and take the 2nd turning on your right into Tarragon Way and then 1st left into Oregon Lane.



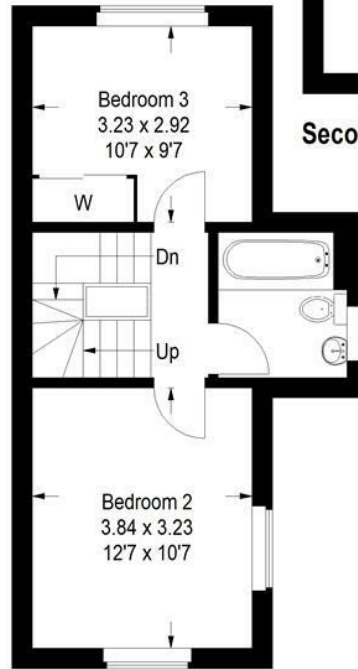
Oregano Lane, Godalming

Approximate Gross Internal Area
 Ground Floor = 44.77 sq m / 482 sq ft
 First Floor = 32.42 sq m / 349 sq ft
 Second Floor = 32.42 sq m / 349 sq ft
 Total = 109.61sq m / 1180 sq ft

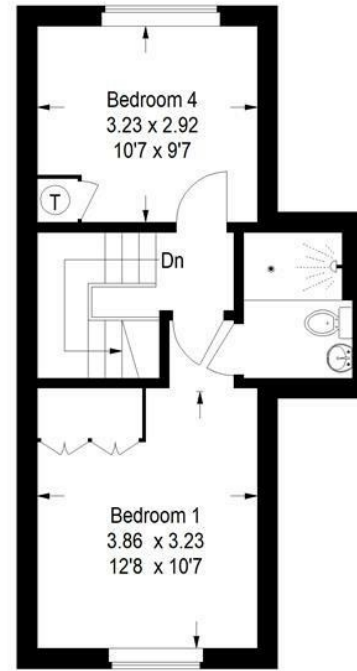
This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Ground Floor



First Floor



Second Floor



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. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.