



29 Church Street

Godalming Surrey GU7 1EL

Guide Price: £545,000 Freehold





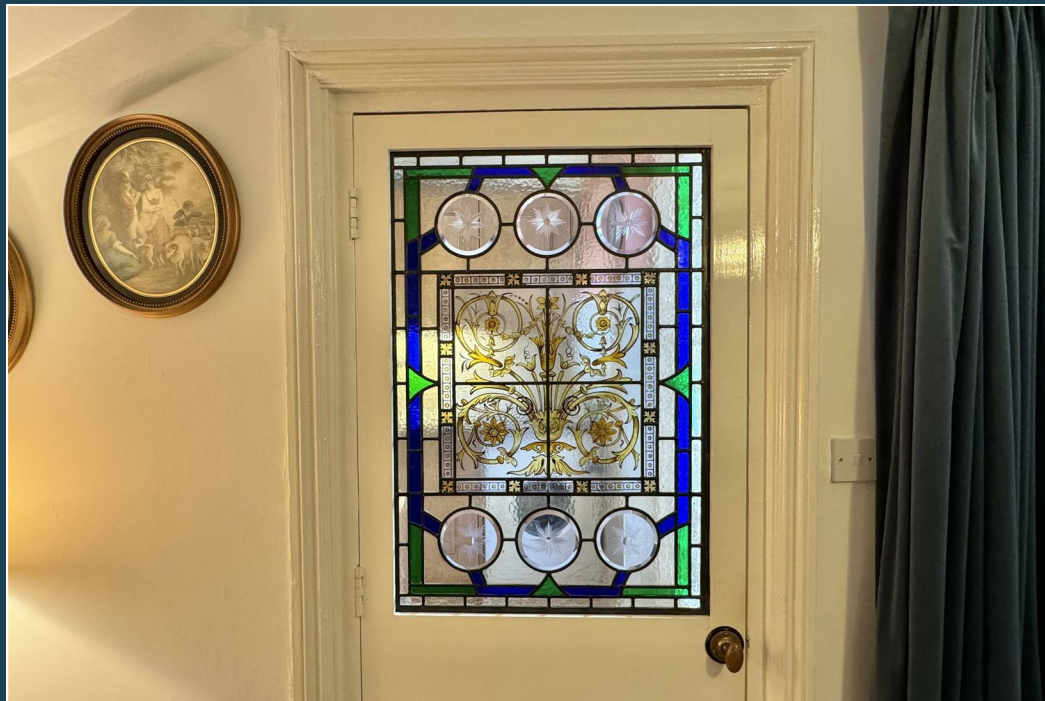
- Wealth of Period Features
- Highly Desirable
Location In Conservation
Area
- Retail Frontage
- Delightful Sitting Room
- Dining Room
- Kitchen
- Cloakroom
- Two Double Bedrooms
- Spacious Shower Room
- Attractive Courtyard



A fabulous and extremely characterful Grade II listed cottage with retail frontage, believed to date back to the 15th century and having a wealth of period features. The property provides well proportioned accommodation in addition to the double fronted shop, that includes a delightful sitting room with open fire place, dining room, kitchen and cloakroom, as well as two double bedrooms and a spacious shower room. Outside there is attractive small courtyard. The property occupies a wonderful position in one of Godalming's most attractive locations, set within in the conservation area in Church Street, and only moments from the shops, restaurants, leisure and recreational facilities as well as the nearby main line station.







Main Line Station – 0.2 miles (Waterloo approx. 45/50 mins)

Godalming High Street – 200 meters

Infant School – 0.2 miles Junior School – 0.8 Miles Secondary School – 1.7 miles

Heathrow Airport – 30.3 miles Gatwick Airport – 29.7 miles

Doctors – 1.1 miles Dentist – 0.2 miles

A3 – 2.5 miles M25 – 15.6 miles M3 – 15.1 miles

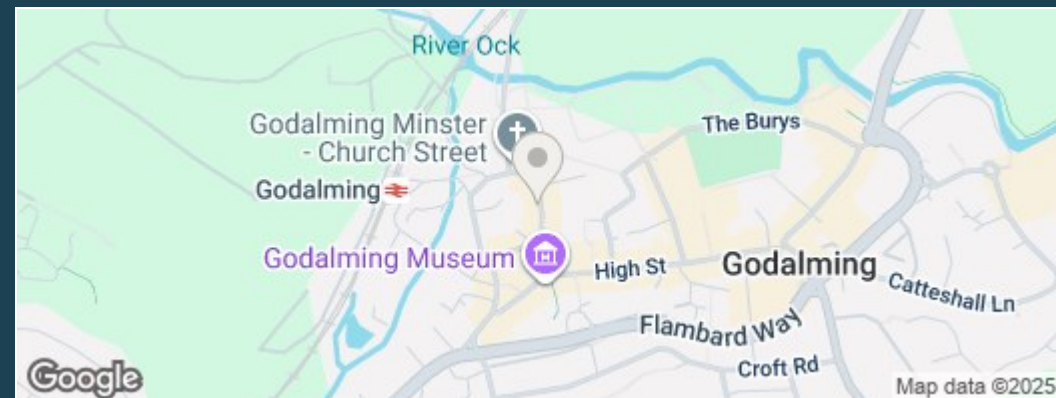
EPC - NA

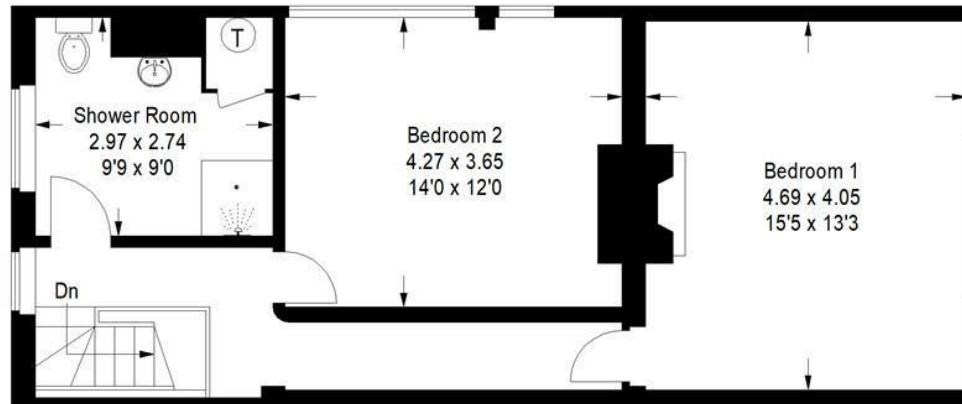
Council Tax Band - C Payable - £2040.60p (2023/2024)

Business Rateable Value £5,400 Full Small Business Rate Relief Available



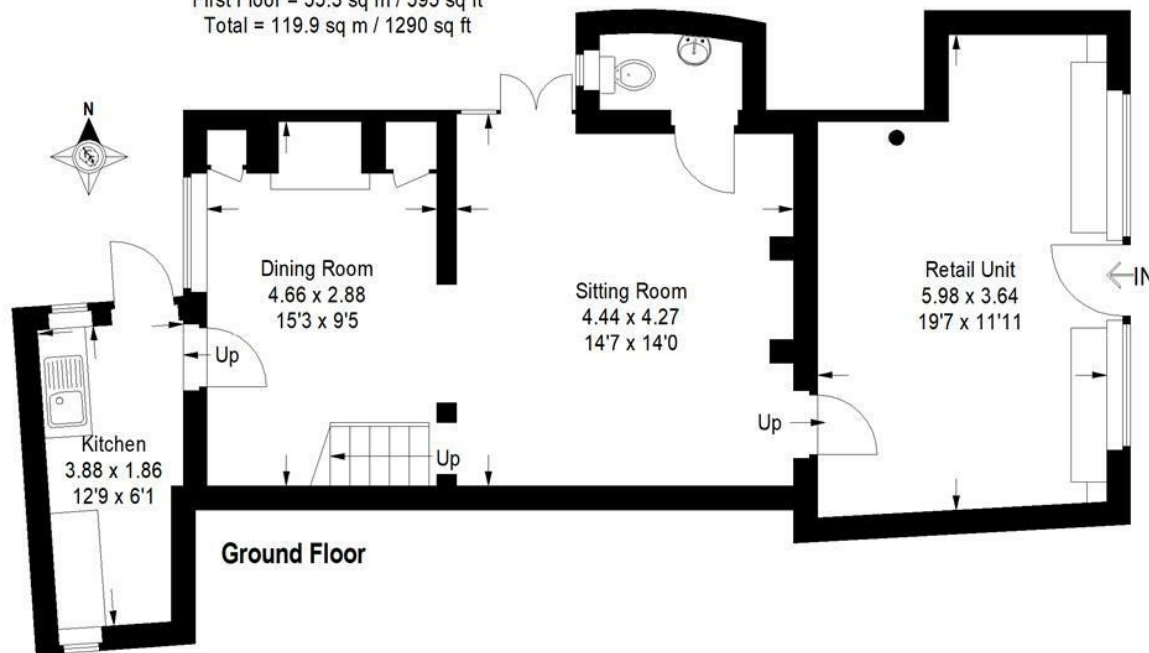
Directions: From our office proceed along the High Street towards The Pepperpot and just as you pass The Pepperpot turn right in to Church Street. Continue along Church Street, passing the turning for Mint Street on your left and number 29 will then be found after a short distance on your left hand side.





First Floor

Approximate Gross Internal Area
Ground Floor = 64.6 sq m / 695 sq ft
First Floor = 55.3 sq m / 595 sq ft
Total = 119.9 sq m / 1290 sq ft



Ground 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.