



15 Quarry Road

Hurtmore, Godalming, GU7 2RW

Asking Price: £700,000 Freehold







- Mature No Through Road & Lovely Outlook Over Green
- Easy Reach of Open Countryside & Public Footpaths
- Refurbished to a High Standard
- Double Aspect Living Room with Multi Fuel Stove
- Kitchen/Dining Room & Utility Room
- Three Double Bedrooms
- Bathroom & Shower Room
- Gas Heating & Double Glazed Windows
- Garage with Attached Workshop & Garden Store
- Beautifully Maintained Gardens



A tastefully refurbished three bedroom detached bungalow offering bright, spacious and adaptable accommodation. The bungalow is set in an enviable location in an established no through residential road in the Hamlet of Hurtmore which is surrounded by open countryside yet is within easy reach of Godalming Town centre, main line station and the A3.















Farncombe Main Line Station – 2.0 miles  
(Waterloo approx 45/50 mins)

Godalming – 2.7 miles Guildford – 7.0 miles

Farnham – 8.6 miles Haslemere – 9.9 miles

Gatwick – 35.9 miles Heathrow – 28.9 miles

A3 – 0.3 miles M25 – 13.6 miles M3 – 13.4 miles

Council Tax band - F - £3315.97 P.A (2023/24)

Energy Performance Rating - D



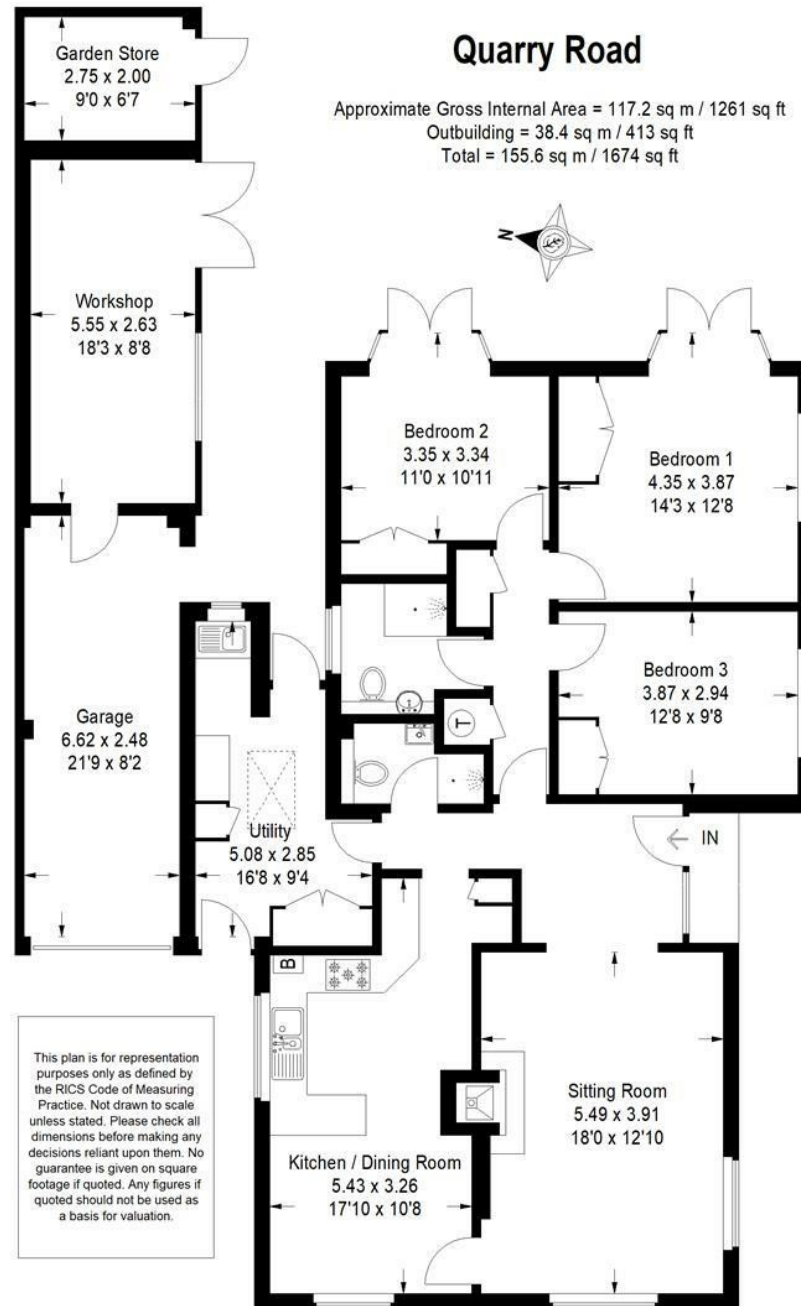
Directions: BOX 403 - Q1 From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road.

At the next roundabout take the 1st exit left into Chalk Road continuing under the railway bridge and on into Charterhouse Road. Continue along the Charterhouse Road and after passing Robins & Day Peugeot on your right hand side continue for a little further and at the sharp right hand bend take the left hand exit signposted Hurtmore and Shackleford into Hurtmore Road. Continue along Hurtmore Road which bears round sharply to the left and after a short distance the turning for Quarry Road will be found on your left hand side.





Approximate Gross Internal Area = 117.2 sq m / 1261 sq ft  
Outbuilding = 38.4 sq m / 413 sq ft  
Total = 155.6 sq m / 1674 sq ft



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.



**Emery & Orchard**  
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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.

