



39 Fox Dene

Godalming GU7 1YG

Guide Price: £975,000 Freehold



- No Onward Chain
- Private Road Location
- Entrance Hall & Cloakroom
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room & Large Utility Room
- Four Bedrooms
- Two Bathrooms
- Driveway & Garage
- Southerly Facing Garden



An attractive detached family house with a delightful south facing garden, providing well planned accommodation that includes a sitting room, separate dining room, fitted kitchen/breakfast room and large utility room as well as four bedrooms and two bathrooms. The house occupies a great location set in a private road in the lower part of Fox Dene on the popular Busbridge side of Godalming being within easy reach of the town centre with its excellent shops, restaurants, leisure and recreational facilities as well as popular schools, the 6th form college and main line station.







Main Line Station – 1.1 miles (Waterloo approx. 50 mins)

Godalming – 1.1 miles

Infant School – 1.1 miles Junior School – 1.2 miles

Secondary School – 2.6 miles

Doctors – 1.9 miles Dentist – 0.7 miles

A3 – 2.8 miles M25 – 14.5 miles M3 – 16 miles

Council Tax Band – G Payable – £4199.88p (2025/26)

EPC Rating – D



Directions: From our office, proceed to the top of the High Street passing the Pepperpot and turning left at the end. At the traffic lights turn right into Ockford Road and continue until you reach the mini roundabout by the Inn on the Lake. Turn left into Shackstead Lane and continue to the next mini roundabout and this time turn right into Pullman Lane and Fox Dene will be found as the fourth turning on your right hand side. Follow the road down and no 39 will be found after a short distance on the left hand side.





**Emery &
Orchard**
ESTATE AGENTS

01483 419 300

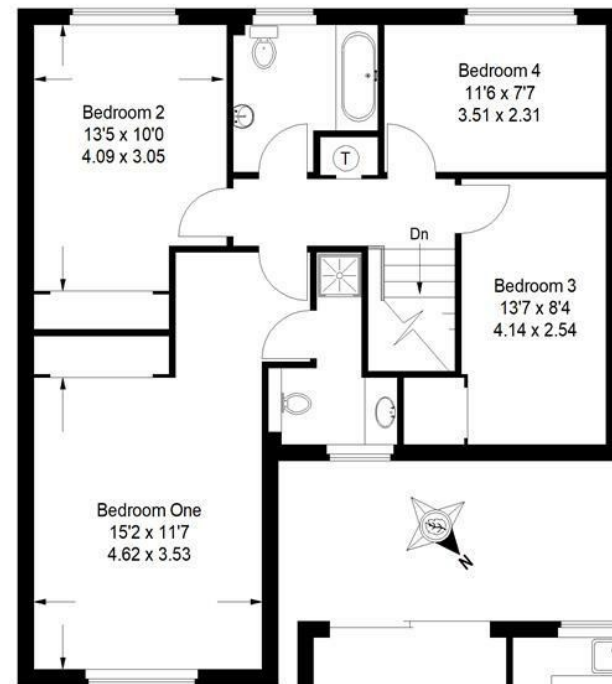
20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk

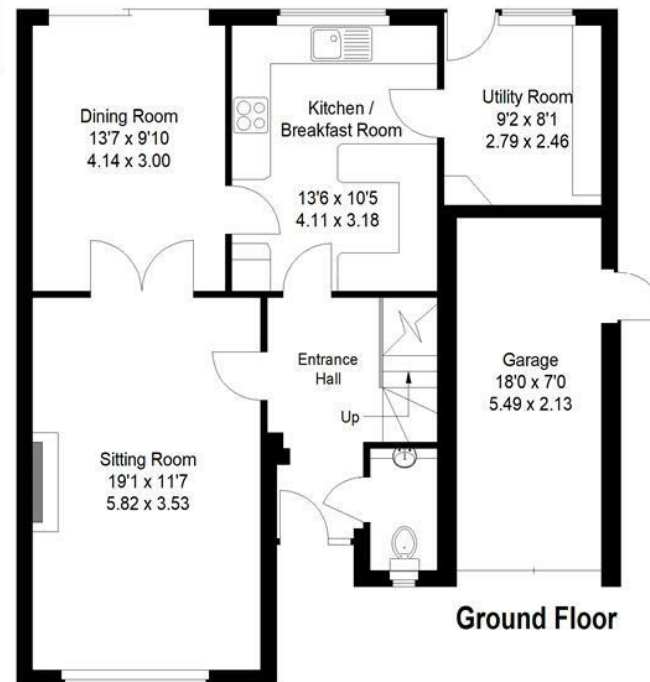
Fox Dene

Approximate Gross Internal Floor Area:

Ground Floor = 698 sq ft / 64.8 sq m
First Floor = 757 sq ft / 70.3 sq m
Garage = 133 sq ft / 12.4 sq m
Total = 1588 sq ft / 147.5 sqm



First Floor



Ground Floor

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.

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.