



6 Deanery Place Church Street

Godalming Surrey GU7 1ER

Guide Price: £400,000 Freehold

- Entrance Hall
- Sitting Room & Dining Room
- Kitchen
- Landing
- Three Bedrooms
- First Floor Bathroom
- Gas Central Heating
- Small Rear Garden
- Convenient Location
- No Onward Chain



A delightful three bedroom Victorian cottage offering scope for some updating and improvement, occupying a highly convenient location, set in Church Street, within the conservation area, being only a few minutes from the High Street with all its excellent shops, restaurants, leisure and recreational facilities and only a few minutes from the station.









Main Line Station – 0.1 miles (Waterloo approx. 45/50 mins)

Godalming – 0.1 miles Guildford – 4.6 miles

Infant School – 0.2 miles Junior School – 0.7 miles

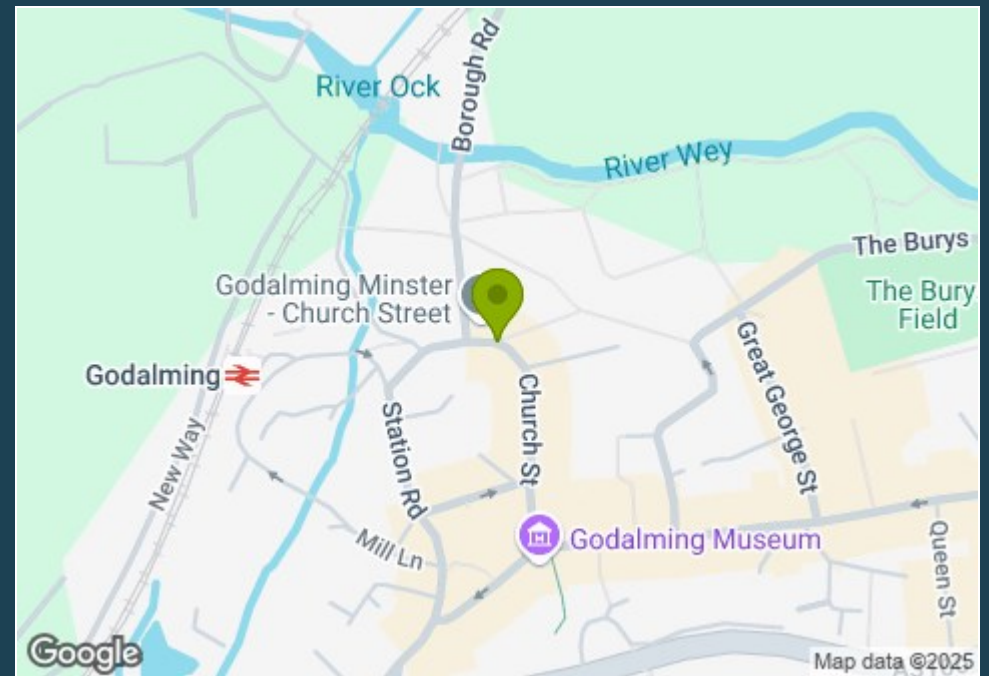
Secondary School – 1.7 miles

Doctors – 1.3 miles Dentist – 0.2 miles

A3 – 2.6 miles M25 – 14.5 miles M3 – 14 miles

Council Tax Band – C Payable – £2,138.83 (2024/25)

EPC Rating – TBC



Directions: BOX 406 - D1 From our office in the High Street walk towards the top of the High Street and at The Pepperpot turn left into Church Street. Walk towards the end Church Street, and as you reach the Church the road bears round to the left. Deanery Place, which is a row of cottages, will be then be found on the left.

Deanery Place

Approximate Gross Internal Area
 Ground Floor = 44 sq m / 473 sq ft
 First Floor = 45 sq m / 484 sq ft
 WC = 1 sq m / 11 sq ft
 Total = 90 sq m / 968 sq ft

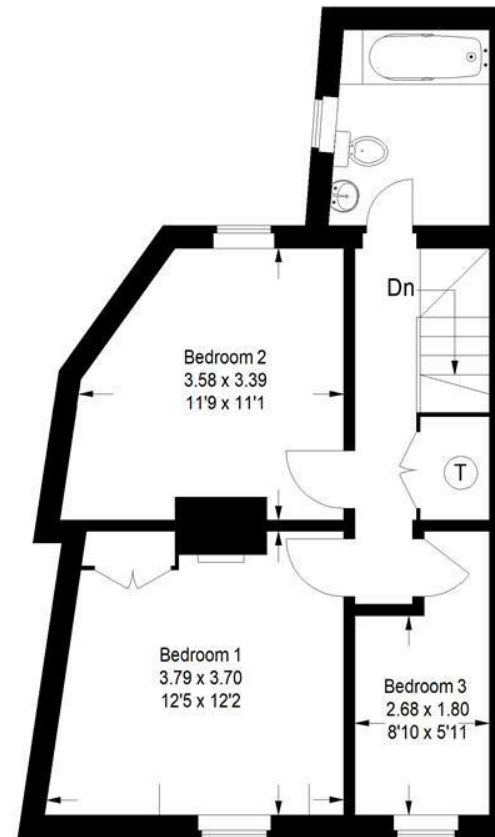
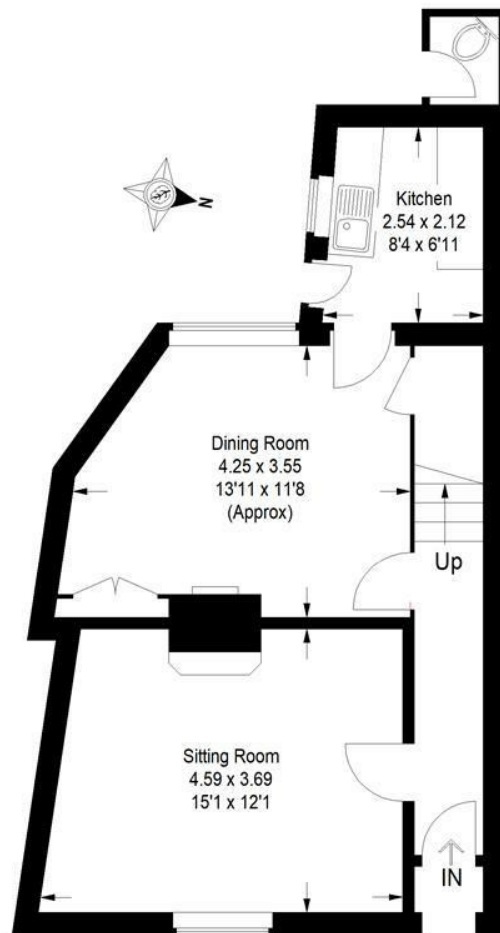


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This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

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.