



6 Eashing Lane

Godalming GU7 2JZ

Asking Price: £450,000 Freehold





- Elevated Setting in a Mature Residential Road
- Easy Reach of Town Centre & Main Line Station
- Sitting Room with Open Fireplace
- Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Gas Heating
- Original Period Features
- Large Terraced Rear Garden



An attractive three bedroom Bargate Stone Victorian cottage offering adaptable accommodation over three levels. The cottage occupies an elevated setting in a mature residential road and is located within easy reach of the town centre and main line station.











Godalming Main Line Station – 0.8 miles (Waterloo approx. 45 mins)

Godalming High Street – 0.7 miles

Doctors – 1.2 miles Dentist – 0.2 Miles

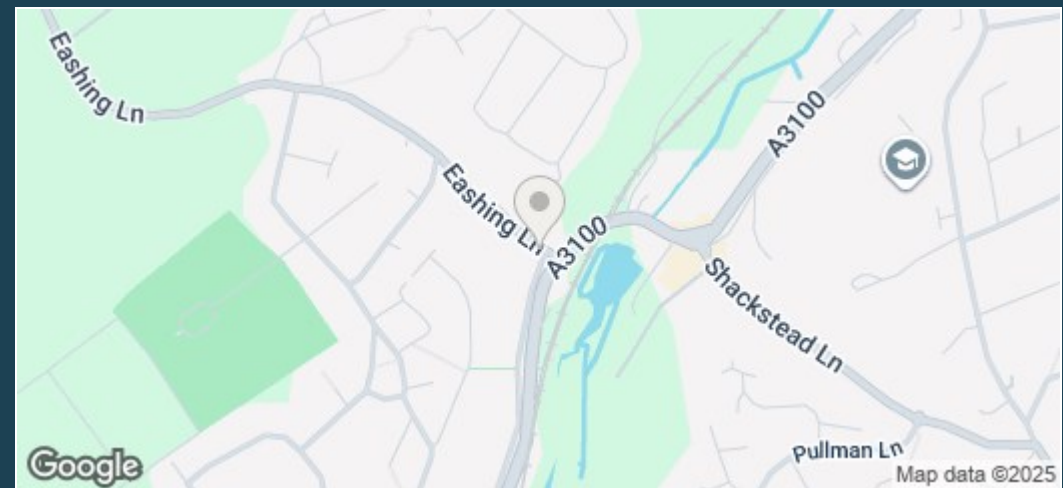
A3 – 1.4 miles M25 – 15.2 miles M3 – 14.9 miles

Energy Efficiency Rating - TBC

Council Tax Band -D - £2,519.93 P.A. (2025/26)



Directions: Leave Godalming in a southerly direction on the A3100 and at the mini roundabout by the Inn on the Lake, take the right hand exit into Portsmouth Road. Continue under the railway bridge and turn first right into Eashing Lane. Number 6 will then be found after a short distance on the left hand side.





Emery & Orchard
ESTATE AGENTS

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20 High Street
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Surrey
GU7 1EB

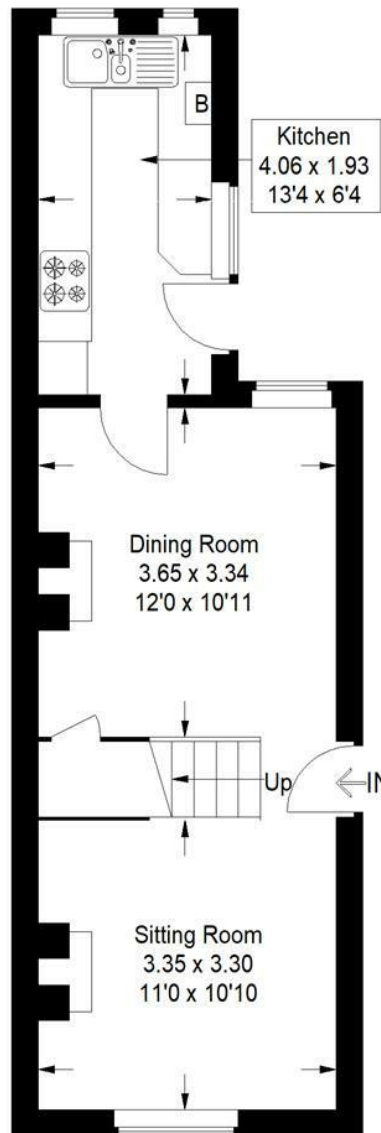
email:office@emery-orchard.co.uk

Approximate Gross Internal Area
Ground Floor = 35 sq m / 377 sq ft
First Floor = 26.3 sq m / 283 sq ft
Second Floor = 21.8 sq m / 235 sq ft
Total = 83.1 sq m / 895 sq ft

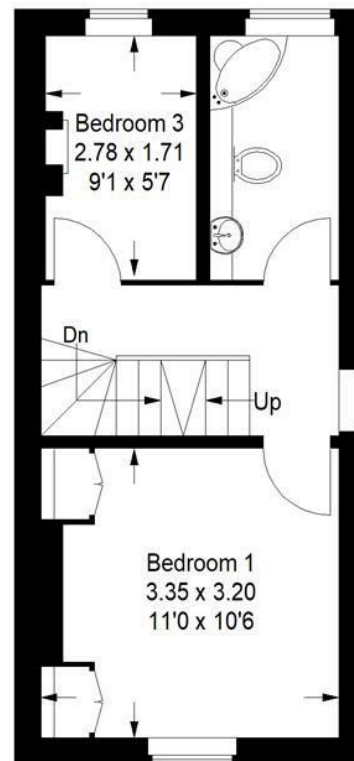


= Reduced headroom below 1.5 m / 5'0"

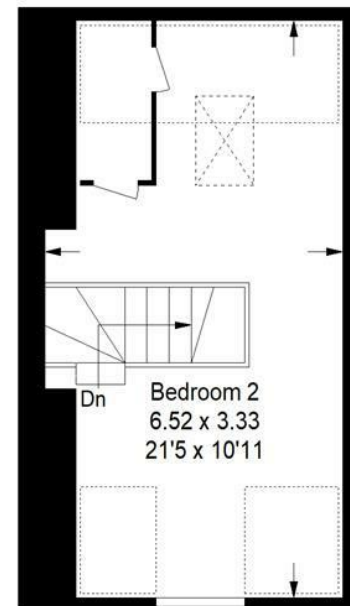
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as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



Ground Floor



First Floor



Second Floor

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.