



22 Pullman Lane

Godalming Surrey GU7 1XY

Guide Price: £1,100,000 Freehold





- Entrance Hall & Cloakroom
- Sitting Room
- Dining Room
- Stylish Kitchen/Breakfast Room
- Four Bedrooms
- Family Bathroom & En-suite
- Annexe Living Room & Conservatory
- Annexe Bedroom & Shower Room
- Double Garage
- Attractive Gardens



An attractive and much improved detached family home that has been extended to provide bright and well planned accommodation which includes a versatile annexe suite with its own living room, conservatory, bedroom and bathroom. The main house benefits from four bedrooms, two bathrooms, sitting room, dining room, stylish kitchen/breakfast room and cloakroom. Outside there is a double width driveway, double garage and delightful gardens. The house occupies a great location, 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 – 0.9 miles (Waterloo approx. 45/50 mins)

Godalming – 0.7 miles

Infant School – 1.1 miles Junior School – 1 mile

Secondary School – 2.5 miles

Doctors – 1.8 miles Dentist – 0.4 miles

A3 – 2.5 miles M25 – 14 miles M3 – 15 miles

Heathrow – 26 miles Gatwick – 32 miles

Council Tax Band – F Payable – £3475.59 (2024/25)

EPC Rating – TBC



Directions: Proceed out of Godalming in a southerly direction on Ockford Road (A3100) and on reaching the roundabout opposite the Inn on the Lake take the turning left into Shackstead Lane. Continue up Shackstead Lane and at the next roundabout take the right hand exit into Pullman Lane. Number 22 will then be found shortly after you pass the turning for Windy Wood on your right hand side.



Pullman Lane

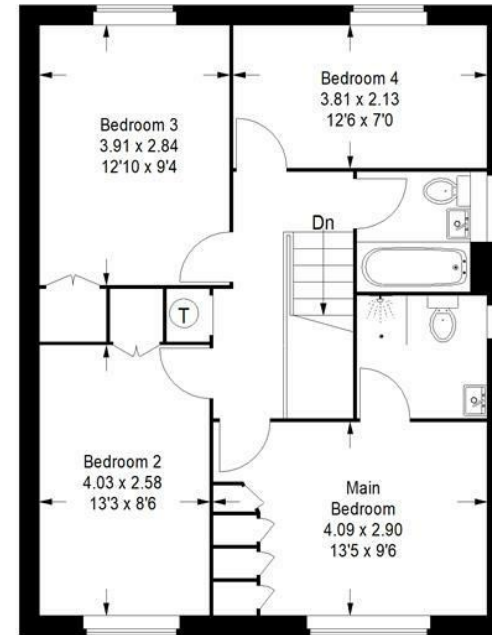


Approximate Gross Internal Area
Ground Floor = 99 sq m / 1066 sq ft
First Floor = 59.3 sq m / 638 sq ft
Garage = 27.8 sq m / 299 sq ft
Total = 186.1 sq m / 2003 sq ft

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.



Ground Floor



First 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.