



Appletree Cottage 9 Shackstead Lane

Godalming Surrey GU7 1RL

Guide Price: £675,000 Freehold



- Popular & Convenient Location
- Many Period Features
- Entrance Hall
- Bay Fronted Sitting Room With Wood Burner
- Fabulous Kitchen/Dining Room
- Three Double Bedrooms
- Stylish Bathroom
- Two Shower Rooms
- Gas Central Heating
- Attractive Gardens



An extremely attractive and much improved three bedroom three storey Victorian semi detached house having been tastefully modernised and extended, with many character features. The accommodation includes a delightful bay front sitting room with wood burner, fabulous kitchen/dining room, three double bedrooms as well as a stylish en-suite bathroom and two shower rooms, one with a useful utility space. The property occupies a great location in a very popular part of Godalming being within easy reach of the town centre with it's excellent shops, restaurants, leisure and recreational facilities, popular schools, bus routes and only 0.6 of a mile from the station.











Main Line Station – 0.6 miles (Waterloo approx. 50 mins)

Godalming Centre – 0.6 miles

Infant School – 0.6 miles Primary School – 0.6 miles

Secondary School – 2.2 miles Godalming College – 0.4 miles

Doctors – 1.4 miles Dentist – 0.1 miles

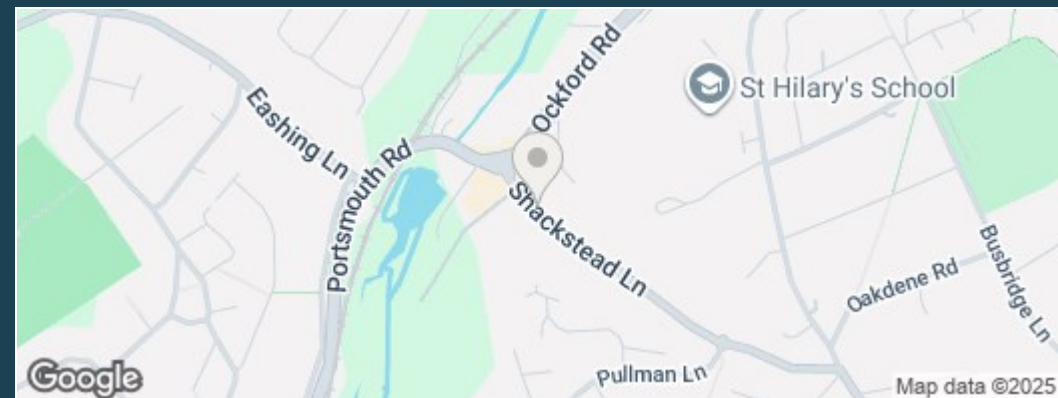
A3 – 14 miles M25 – 14 miles M3 – 15.5 miles

Council Tax Band – E Payable – £3079.90 (2025/26)

EPC Rating – D



Directions: From our office proceed to the top of the High Street, passing the Pepperpot, and bearing left at the end to the traffic lights. At the traffic lights turn right into Ockford Road and at the roundabout by the Inn on the Lake take the left hand exit into Shackstead Lane. Continue into Shackstead Lane and Appletree Cottage will then be found as first house on your left.





Emery & Orchard
ESTATE AGENTS

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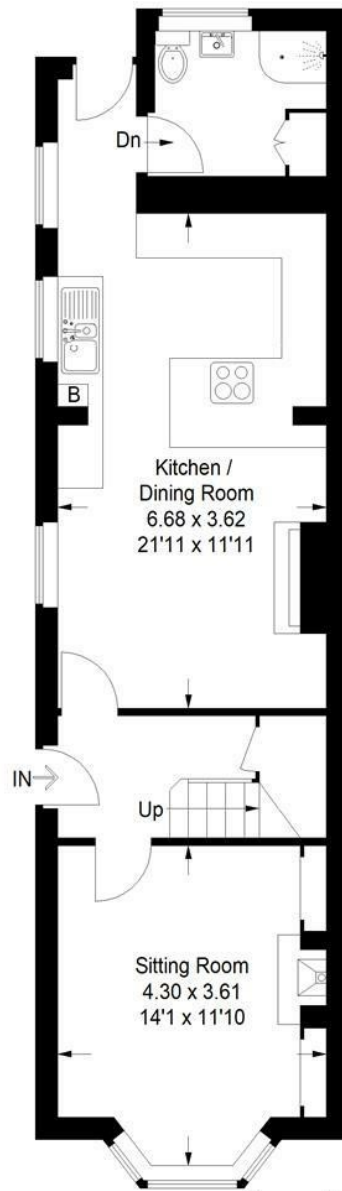
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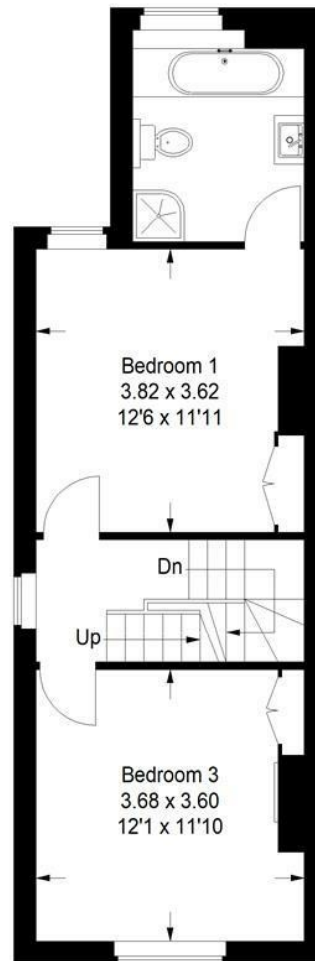
Approximate Gross Internal Area
Ground Floor = 53.1 sq m / 571 sq ft
First Floor = 40.3 sq m / 434 sq ft
Second Floor = 24.1 sq m / 259 sq ft
Total = 117.5 sq m / 1264 sq ft

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.

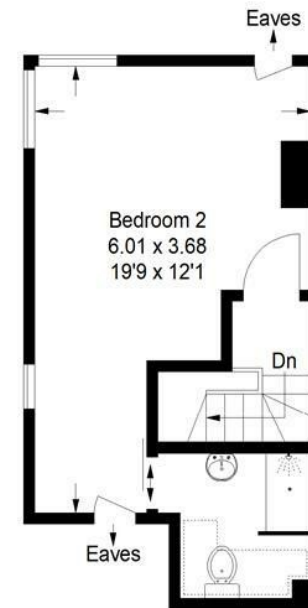
= Reduced headroom below 1.5 m / 5'0"



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.