

Tyne Dale Upper Manor Road

Godalming GU7 2HZ

Asking Price: £775,000 Freehold

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- Far Reaching Views Over Francombe and Beyond
- Walking Distance of Farncombe Village Centre & Main Line Station
- Easy Reach Of Godalming Town Centre
- Sitting Room
- Dining/Family Room
- Kitchen
- Attached Home Office with Cloak/Shower Room & Utility Room
- Three Bedrooms & Bathroom
- Driveway & Garage
- Large Rear Garden



An attractive three bedroom detached family house with attached brick built home office, garage and large garden. The property occupies an enviable location in a mature residential road enjoying far reaching views and yet within walking distance of Farncombe village centre and main line station.

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Main Line Station – 0.3 miles (Waterloo approx. 45/50 mins)

Farncombe Village Centre – 0.3 miles

Godalming – 0.8 miles

Infant School – 0.3 miles Junior School – 0.6 miles

Secondary School – 0.9 miles

Doctors – 0.7 miles Dentist – 0.8 miles

A3 – 2 miles M25 – 14.5 miles M3 – 14 miles

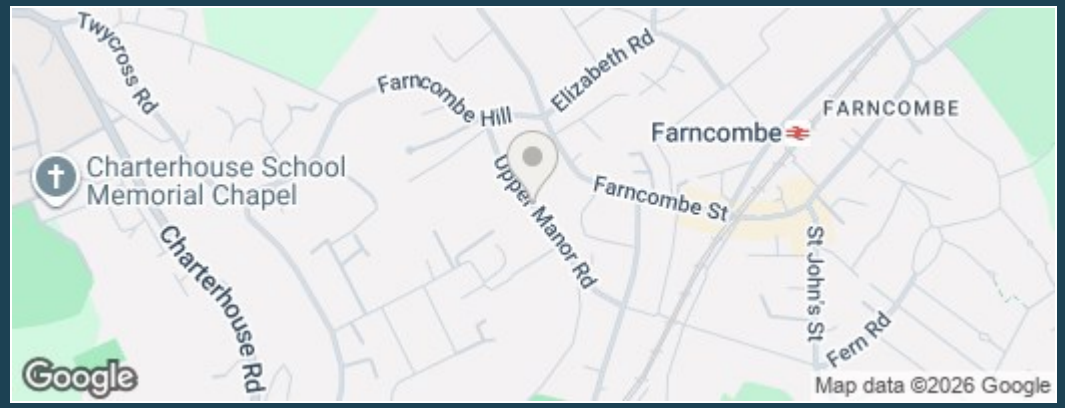
Council Tax Band – F £3639.90 (2025/26)

EPC Rating – C



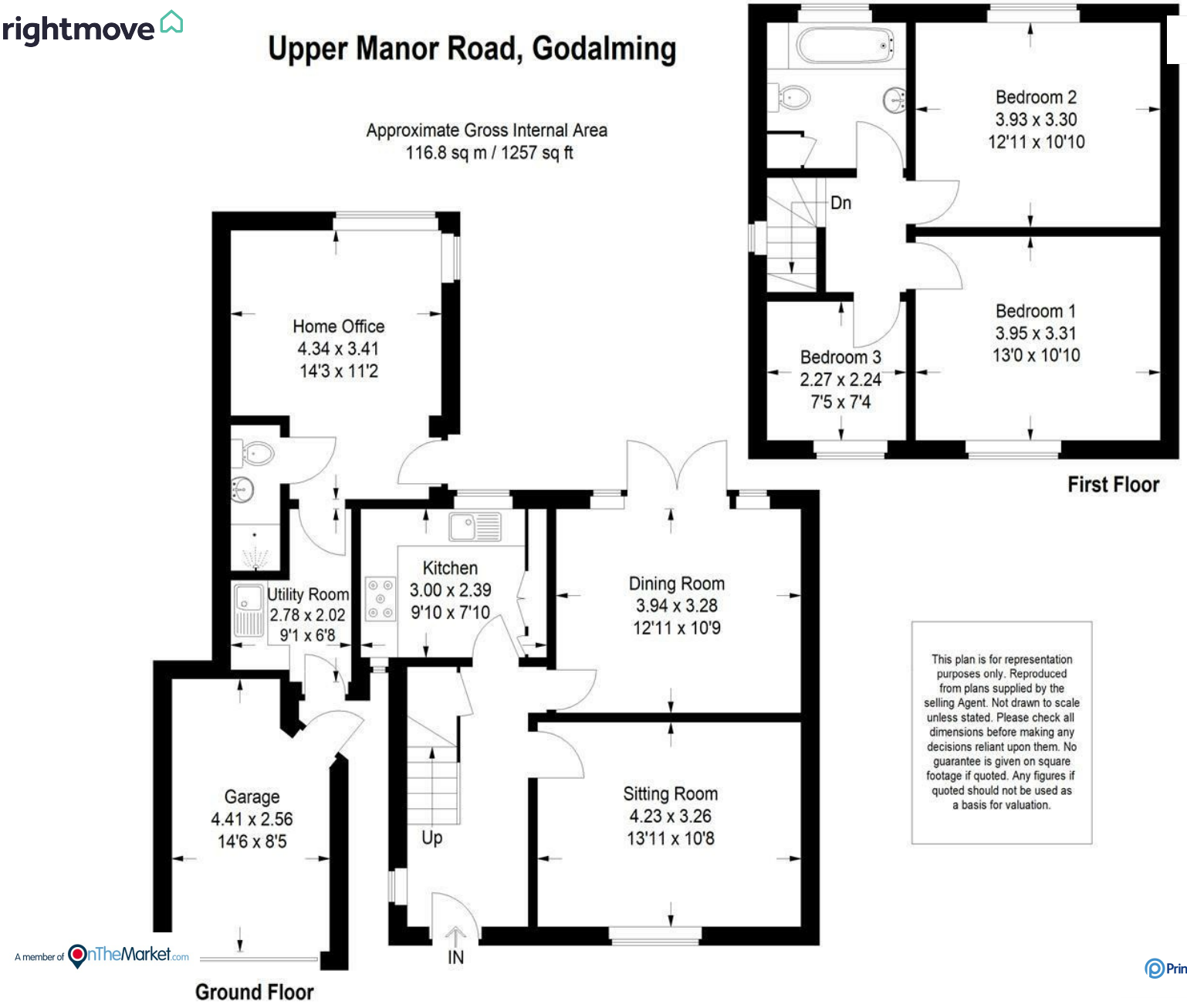


Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout turn left into Chalk Road and second right into Nightingale Road. Continue along Nightingale Road for 0.3 of a mile and Upper Manor Road will be found on the left hand side just before The Cricketers Public House.



Upper Manor Road, Godalming

Approximate Gross Internal Area
116.8 sq m / 1257 sq ft



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.

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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.