

29 Church Street

Godalming Surrey GU7 1EL

Guide Price: £545,000 Freehold

Emery & Orchard
ESTATE AGENTS



- Wealth of Period Features
- Highly Desirable Location In Conservation Area
- Retail Frontage
- Delightful Sitting Room
- Dining Room
- Kitchen
- Cloakroom
- Two Double Bedrooms
- Spacious Shower Room
- Attractive Courtyard



A fabulous and extremely characterful Grade II listed cottage with retail frontage, believed to date back to the 15th century and having a wealth of period features. The property provides well proportioned accommodation in addition to the double fronted shop, that includes a delightful sitting room with open fire place, dining room, kitchen and cloakroom, as well as two double bedrooms and a spacious shower room. Outside there is attractive small courtyard. The property occupies a wonderful position in one of Godalming's most attractive locations, set within in the conservation area in Church Street, and only moments from the shops, restaurants, leisure and recreational facilities as well as the nearby main line station.

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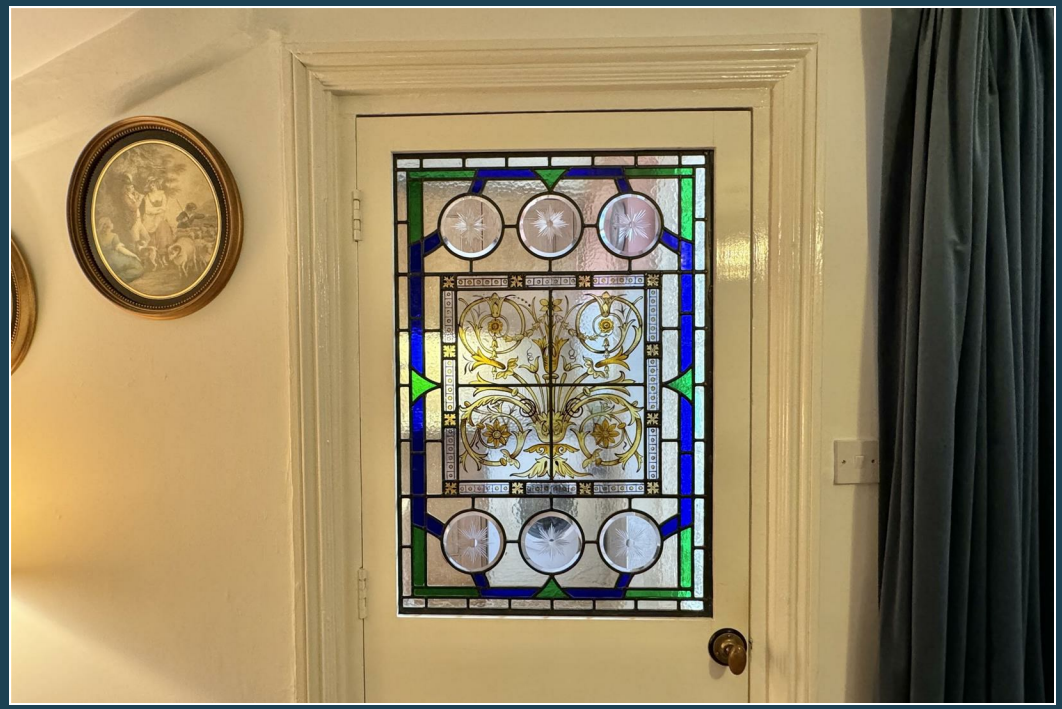




Main Line Station – 0.2 miles (Waterloo approx. 45/50 mins)

Godalming High Street – 200 meters

Infant School – 0.2 miles Junior School – 0.8 Miles Secondary School – 1.7 miles

Heathrow Airport – 30.3 miles Gatwick Airport – 29.7 miles

Doctors – 1.1 miles Dentist – 0.2 miles

A3 – 2.5 miles M25 – 15.6 miles M3 – 15.1 miles

EPC - NA

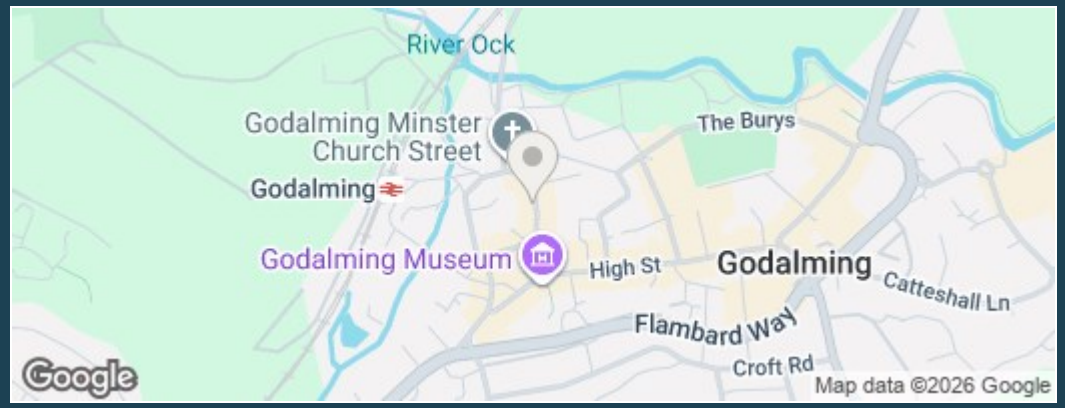
Council Tax Band - C Payable - £2040.60p (2023/2024)

Business Rateable Value £5,400 Full Small Business Rate Relief Available

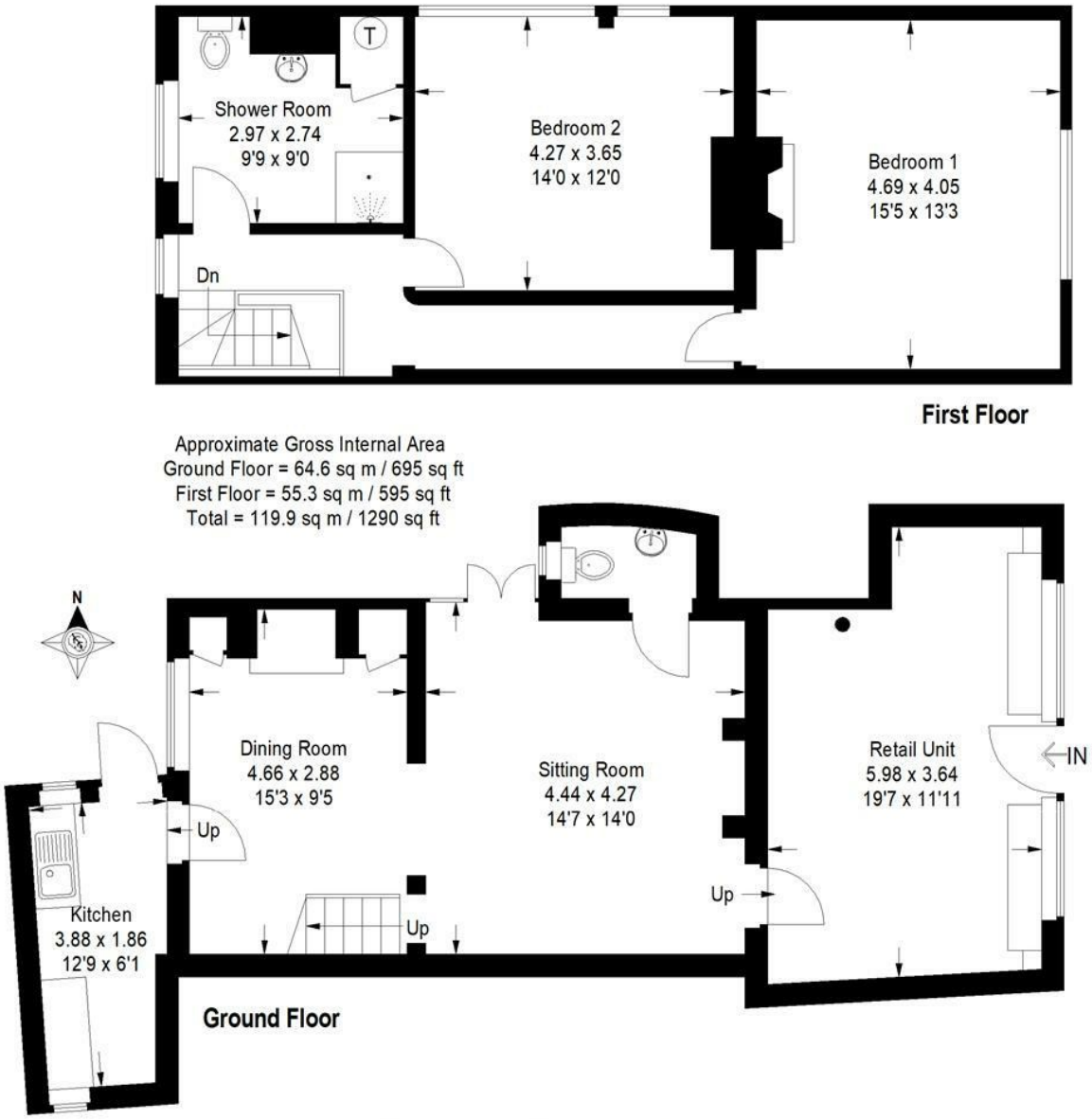




Directions: BOX 422 C2 From our office proceed along the High Street towards The Pepperpot and just as you pass The Pepperpot turn right in to Church Street. Continue along Church Street, passing the turning for Mint Street on your left and number 29 will then be found after a short distance on your left hand side.



29 Church Street, Godalming



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.

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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.