



# Carmel Lower Manor Road

Farncombe Surrey GU7 3EG

Guide Price: £625,000 Freehold





- No Onward Chain
- Potential To Update
- Short Walk Of Village Centre & Station
- Impressive Sitting/Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Driveway
- Garage
- Secluded Gardens



An attractive and well designed three bedroom detached chalet style home providing spacious and adaptable accommodation that would now benefit from some updating. The accommodation includes an impressive sitting/dining room, kitchen, three double bedrooms and a bathroom. Outside there is a driveway, garage and secluded garden. The property occupies a great location being within easy reach of both Godalming and Farncombe village centres offering an excellent range of shops, restaurants, leisure and recreational facilities as well as popular schools, nearby bus routes and only 0.2 miles from the station.



















Farncombe Station – 0.2 miles (Waterloo approx. 45 mins)

Godalming High Street – 0.7 miles

Infant School – 0.3 miles Junior School – 0.5 miles

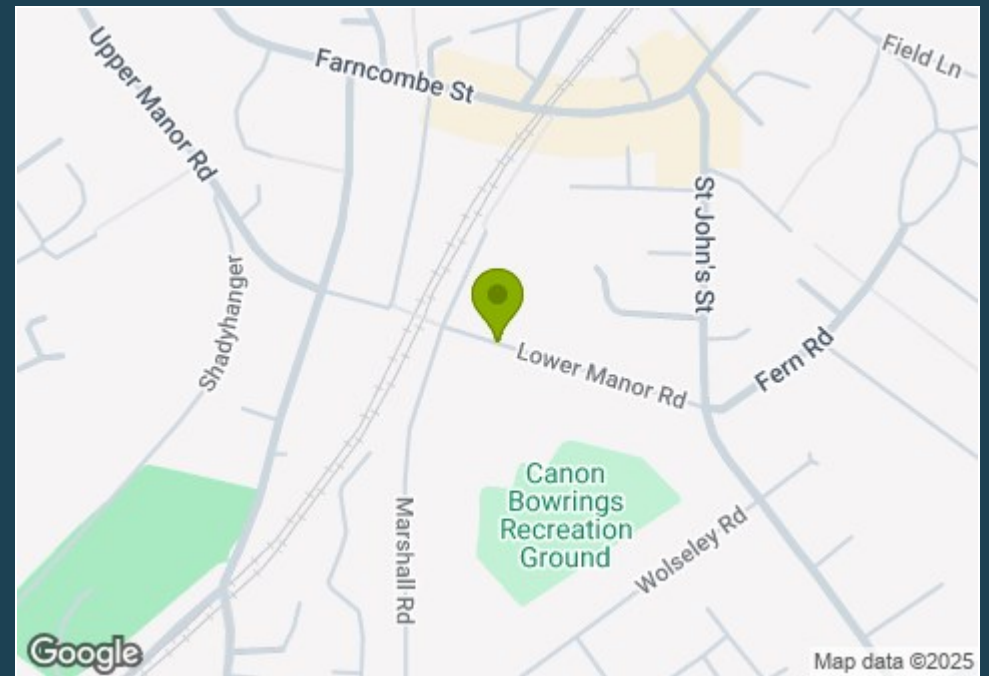
Secondary School – 0.8 miles

Doctors – 0.7 miles Dentist – 0.7 miles

A3 – 2.8 miles M25 – 15 miles

Energy Efficiency Rating D

Council Tax Band -F = £3639.90 P.A. (2025/26)



Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the A3100 Meadrow towards Guildford and then take the third turning on your left hand side into Hare Lane. At the top of Hare Lane at the crossroads turn left into Lower Manor Road and the property will be found at the top of the road on the right hand side where you should see our for sale board.

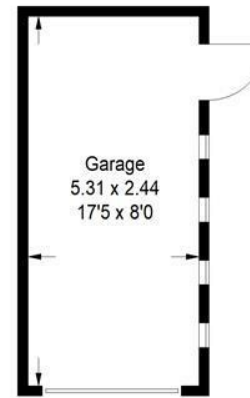




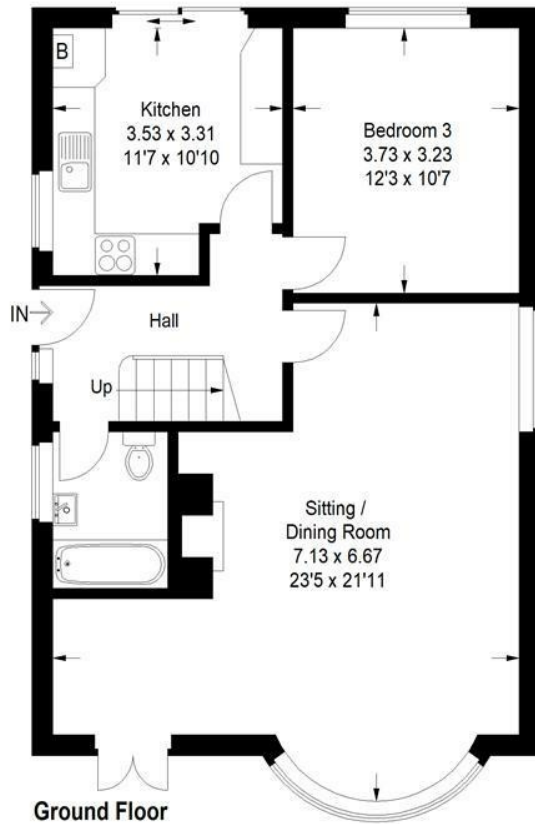
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as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

Approximate Gross Internal Area  
Ground Floor = 70.8 sq m / 762 sq ft  
First Floor = 46.2 sq m / 497 sq ft  
Garage = 13 sq m / 140 sq ft  
Total = 130 sq m / 1399 sq ft

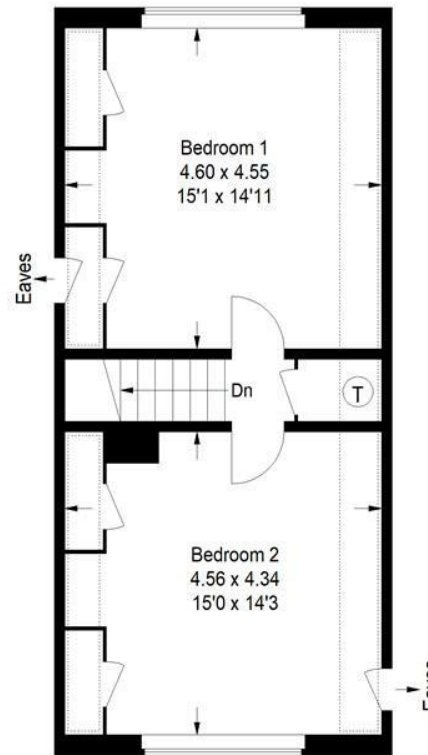
= Reduced headroom below 1.5 m / 5'0"



(Not in position)



Ground Floor



First Floor



**Emery &  
Orchard**  
ESTATE AGENTS

01483 419 300

20 High Street  
Godalming  
Surrey  
GU7 1EB

email: [office@emery-orchard.co.uk](mailto: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.