



6 Wood Road

Farncombe Surrey GU7 3NN
Guide Price: £700,000 Freehold



Emery &
Orchard
ESTATE AGENTS



- ***No Onward Chain***
- Walking Distance of Local Schools, Mainline Station & Village Centre
- Spacious & Adaptable family Accommodation
- 25ftx16ft Living Room
- Family Room & Study
- Kitchen & Cloakroom
- Four Bedrooms
- Family Bathroom and En-Suite Shower Room
- Off Road Parking
- Large Level Secluded Garden



A deceptively spacious four bedroom detached house offering spacious and adaptable accommodation ideally suited to family life. The house occupies an enviable location at the end of a small cut de sac and is ideally located within easy reach of local schools, shops and main line station serving London Waterloo in 45 minutes.











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

Farncombe Village Centre - 0.3 miles

Godalming High Street – 1.2 miles

Doctors – 0.9 miles Dentist – 1.2 Miles

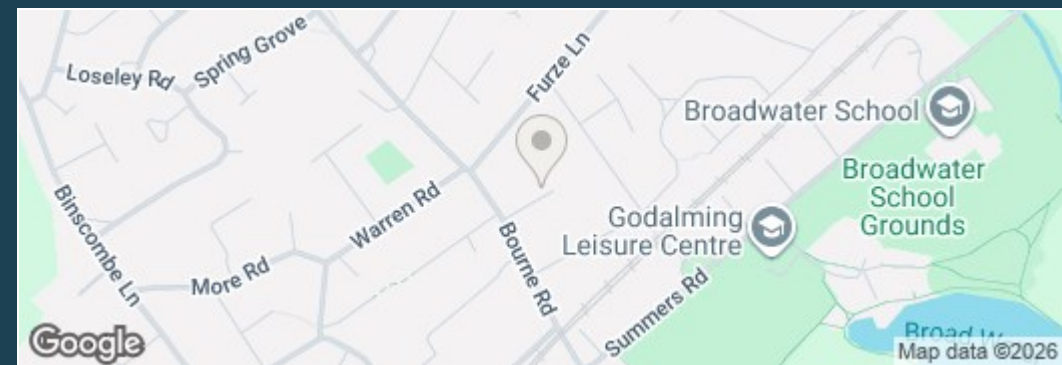
A3 – 2.3 miles M25 – 14.4 miles M3 – 13.8 miles

Energy Efficiency Rating - D

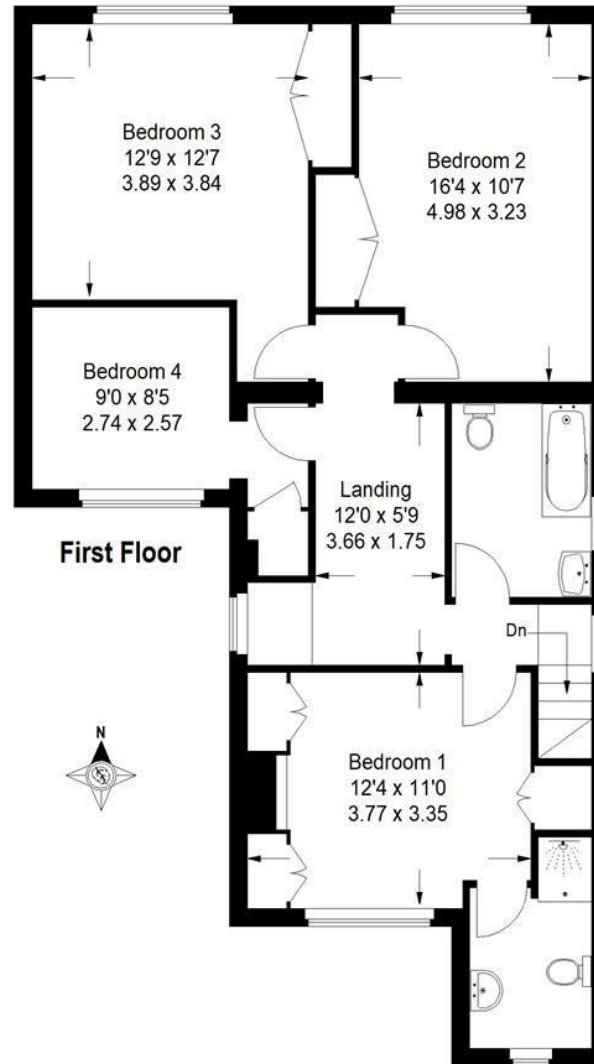
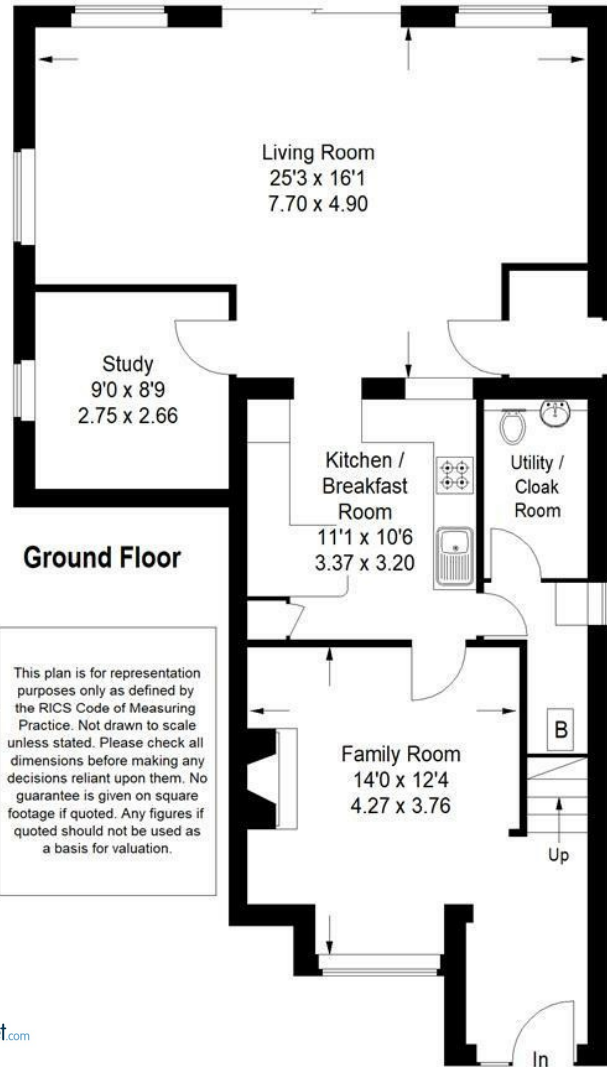
Council Tax Band - E Payable £3,079.90 (2025/26)



Directions: BOX 415 - W4 From Godalming proceed down Bridge Street and across the roundabout into Bridge Road. At the next roundabout take the right hand exit on to Meadow (A3100). Continue along Meadow and take the third turning on your left hand side into Hare Lane. Continue along Hare Lane which leads into St Johns Street and at the T junction in the centre of Farncombe village turn right into Summers Road. Continue along Summers Road bearing round to the left and over the level crossing into Bourne Road. Wood Road will then be found after a short distance on your right hand side



Wood Road, Farncombe



Approximate Gross Internal Area :-

Ground Floor	82.0 sq mt / 882 sq ft
First Floor	82.1 sq mt / 883 sq ft
Total	164.1 sq mt / 1765 sq ft



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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.

