



1 Maplehatch Close

Busbridge, Godalming GU7 1TQ

Guide Price: £925,000 Freehold





- No Onward Chain
- Sought After Busbridge Area of Godalming
- Excellent Potential To Update & Extend (STPP)
- Dual Aspect Sitting Room & Dining Room
- Study/Family Room & Lean To Conservatory
- Kitchen
- Four Bedrooms
- Bathroom & Cloakroom
- Driveway & Garage
- Attractive Westerly Facing Garden



An attractive four bedroom detached family house, set at the beginning of a small cul de sac in the highly sought after Busbridge area of Godalming, and offering great potential for some updating and extension, subject to planning permission. The property provides bright and well planned accommodation, ideally suited to family life, that includes an entrance hall, cloakroom, a triple aspect sitting room, dining room and study/family room together with kitchen and lean to conservatory. There are also four bedrooms and a bathroom. The property also benefits from a double width driveway, large garage and a delightful westerly facing garden. The house occupies a great location in Busbridge being within easy reach of the town centre with its excellent shops, leisure and recreational facilities, popular schools, station and close to open countryside.











Main Line Station – 1.1 mile (Waterloo approx. 50 mins)

Godalming Town Centre – 1.0 mile

Junior School – 0.6 mile Infant School - 0.5 Mile

Secondary School – 2.6 miles -

Doctors – 2.2 miles Dentist – 0.7 miles

A3 – miles 2.4 miles M25 – 17.5 miles M3 – 14.5 miles

Council Tax Band – G Payable – £4405.55P (2026/27)

Energy Efficiency Rating – E

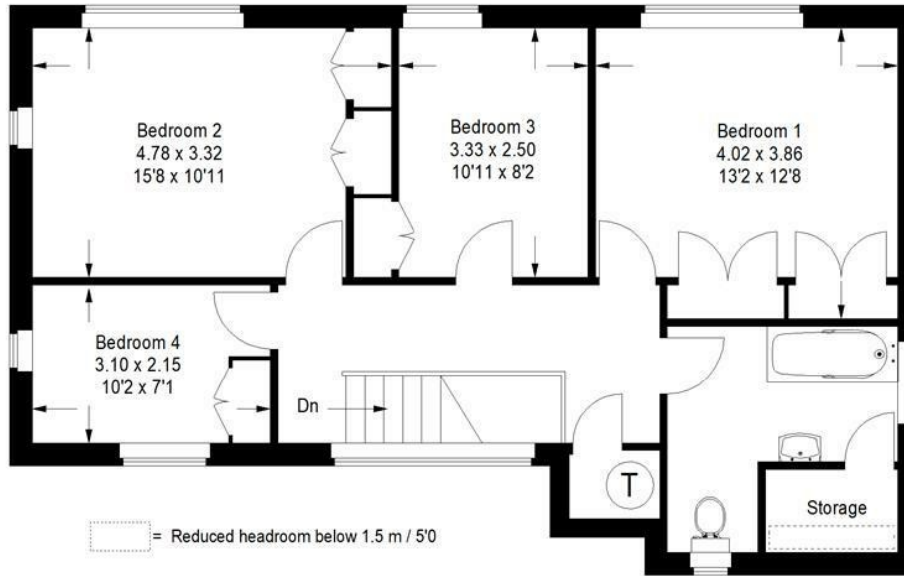


Directions: From our office continue to the top of the High Street passing the Pepperpot on your right hand side and at the 'T' junction at the end of the High Street turn left going straight ahead at the traffic lights and on into Holloway Hill. Continue along Holloway Hill which leads into Tuesley Lane and at the 'T' junction turn left. Continue along Tuesley Lane and then take the fourth turning on your left hand side into Quartermile Road. Maplehatch Close will then be found as the first turning on your left hand side.

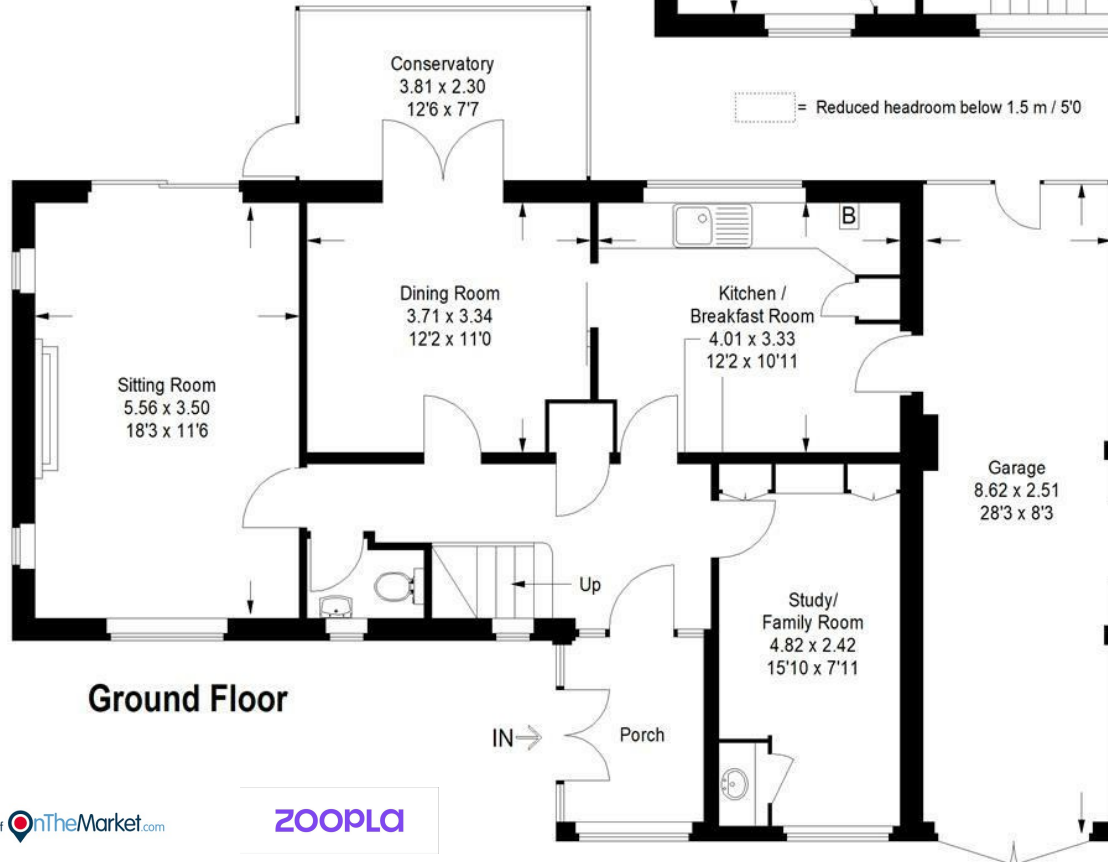


Maplehatch Close, Busbridge.

Approximate Gross Internal
Floor Area:
Ground Floor = 108.5 sq m / 1168 sq ft
(Including Garage)
First Floor = 68.7 sq m / 739 sq ft
Total = 177.2 sq m / 1907 sq ft



First Floor



Ground Floor

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.

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email: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. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.