



Cobwebs 5 Woodstock Grove

Farncombe GU7 2AX

Guide Price: £595,000 Freehold

- Close To Centre & Station
- Entrance Hall
- Dual Aspect Sitting Room
- Superb Kitchen/Dining Room
- Conservatory
- Two Double Bedrooms
- Stylish Shower Room
- Gas Central Heating & Double Glazing
- Driveway & Garage
- Attractive Garden



A delightful and much improved two bedroom detached bungalow providing bright and well planned accommodation that includes a large dual aspect sitting room, superb kitchen/dining room, conservatory and a stylish shower room, as well as offering potential for loft conversion, subject to any necessary consents. The property occupies a great location set towards the end of a small cul de sac located less than 1/2 a mile from the village centre with its excellent local shops, leisure & recreational facilities, popular schools, nearby bus routes and main line station.







Main Line Station – 0.4 miles (Waterloo approx. 45 mins)

Village Centre – 0.4 miles Godalming – 1 mile

Infant School – 0.4 miles Junior School – 0.8 miles

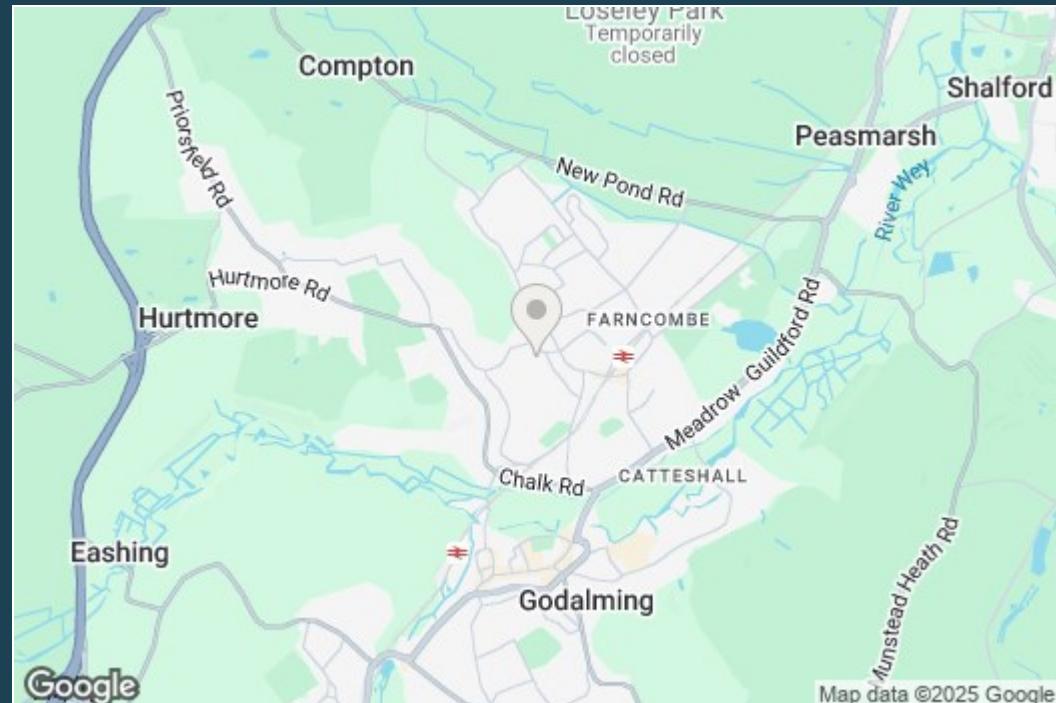
Secondary School – 1 mile

Doctors – 0.6 miles Dentist – 0.3 miles

A3 – 2 miles M25 – 13.5 miles M3 – 13 miles

Council Tax Band – E Payable – £2,940.89 (2024/25)

EPC Rating – D

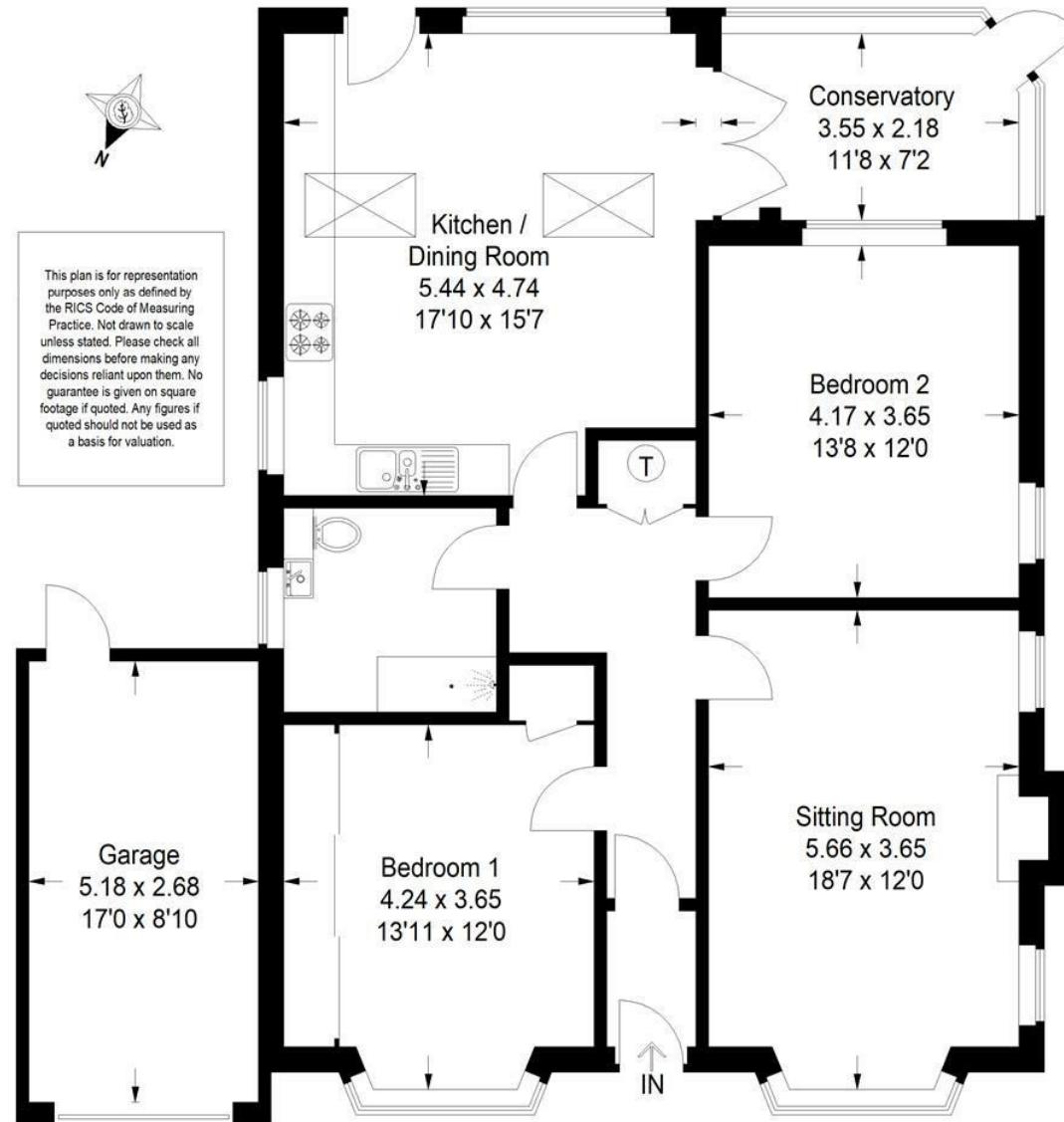


From our office in the High Street, proceed down Bridge Street and into Bridge Road. At the roundabout turn left into Chalk Road and take the second turning right into Nightingale Road. Take the second turning left into Upper Manor Road and at the T-junction turn left and then first left into Woodstock Grove. Cobwebs will then be found after a short distance on the left hand side.

Approximate Gross Internal Area = 105.9 sq m / 1140 sq ft
 Garage = 14.0 sq m / 151 sq ft
 Total = 119.9 sq m / 1291 sq ft



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.



A member of onTheMarket.com

PrimeLocation.com

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.



Emery &
Orchard
ESTATE AGENTS

01483 419 300

20 High Street
 Godalming
 Surrey
 GU7 1EB

email: office@emery-orchard.co.uk

