



01483 419300
www.emeryorchard.co.uk
FOR SALE

The Cottage Tuesley Lane

Busbridge Godalming Surrey GU7 1RS

Guide Price: £625,000 Freehold



- No Onward Chain
- Potential to Extend/Re-Develop (STPP)
- Popular Busbridge Area of Godalming
- Generous Sized Garden
- Living room
- Kitchen
- Lobby/Utility & Cloakroom
- Three Bedrooms
- Downstairs Bathroom
- Double Glazed Windows

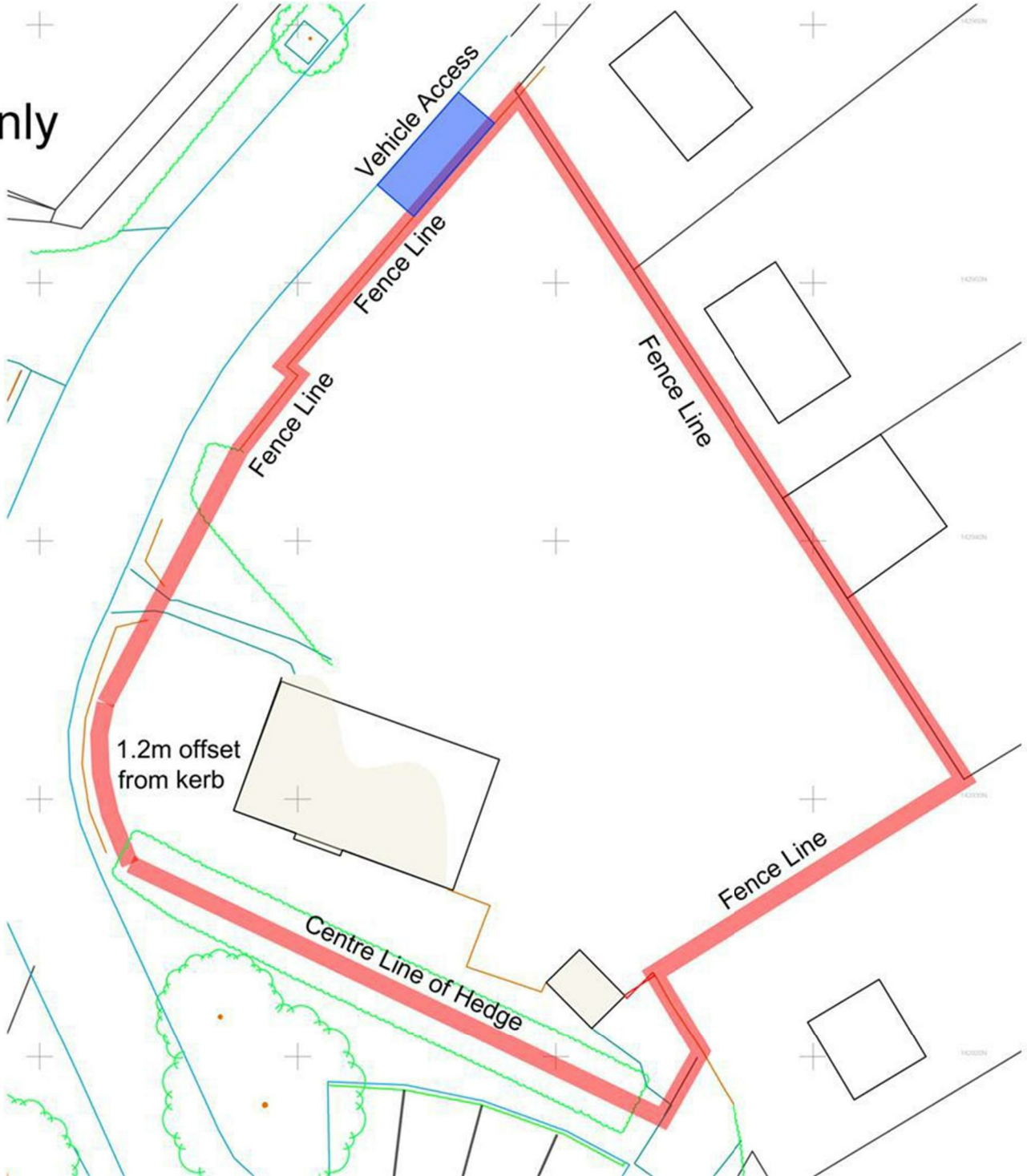


A rare opportunity to acquire a detached house set in a generous plot in the popular Busbridge area of Godalming. The house offers great potential to be extended or re-developed (STPP) and is conveniently located within one mile of Godalming town centre and main line station.



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Plan for
illustration only









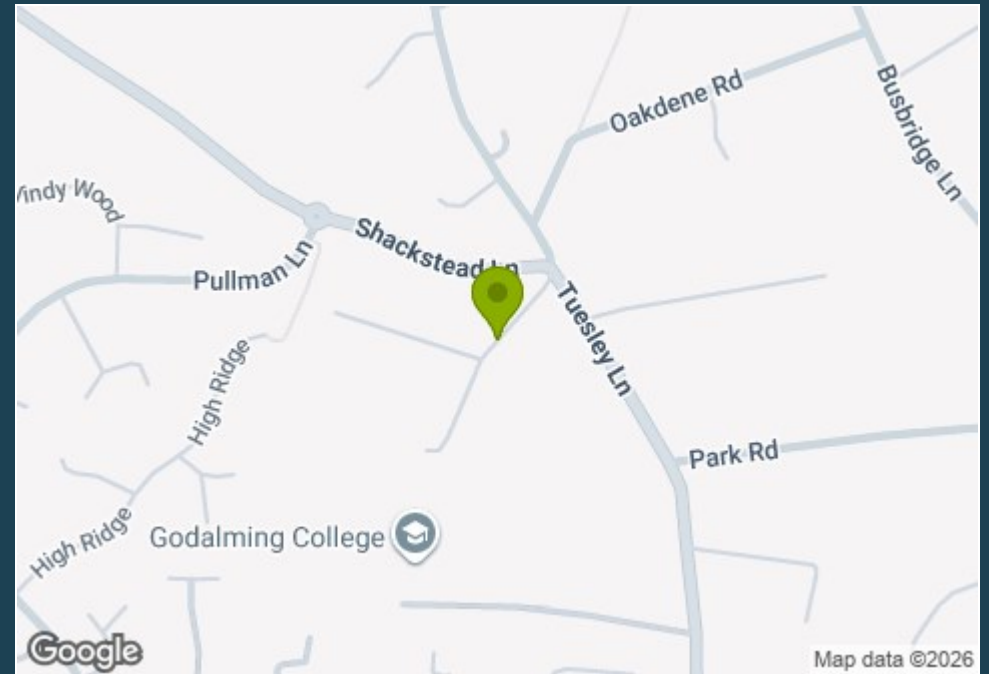
Godalming Main Line Station – 1.0 mile (Waterloo approx. 45 mins)

Godalming High Street – 0.9 miles

A3 – miles 2.7 miles M25 – 16.1 miles M3 – 15.9 miles

Energy Efficiency Rating TBC

Council Tax Band – E

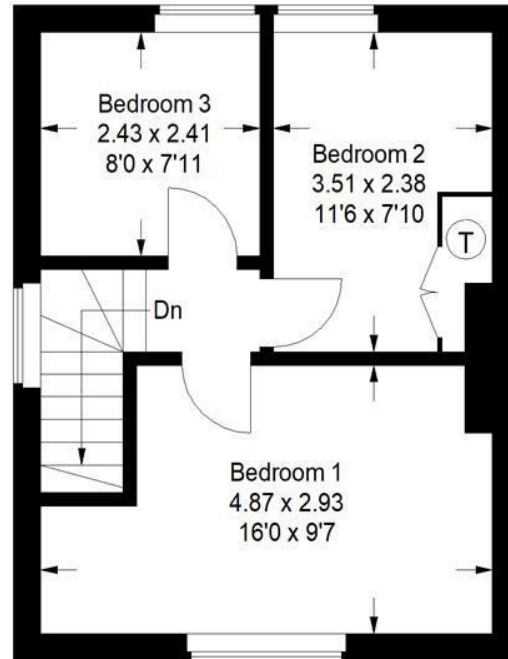
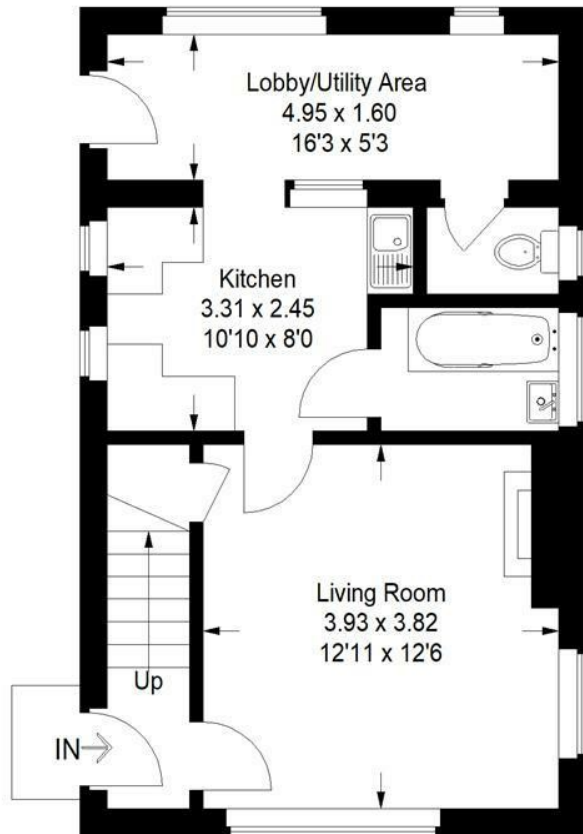


Directions: From our office in the High Street proceed down Bridge Street and at the mini roundabout turn right into Flambard way. Continue through two sets of traffic lights and at the third set turn left into Holloway Hill. Continue up the hill and at the T junction with Tuesley Lane, go straight across into the driveway to Godalming College. The Cottage will then be found as the first property on the left.

Approximate Gross Internal Area
 Ground Floor = 42.4 sq m / 456 sq ft
 First Floor = 32.7 sq m / 352 sq ft
 Total = 75.1 sq m / 808 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.



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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.