

Southernhay Tuesley Lane

Busbridge, Godalming GU7 1SE

Guide Price: £1,295,000 Freehold

Emery& Orchard
ESTATE AGENTS



- Highly Favoured Busbridge Location
- Fabulous Secluded Garden - Plot Approx. 1/3rd of An Acre
- Potential For Further Extension (STPP)
- Entrance Hall & Cloakroom
- Delightful Sitting Room & Dual Aspect Dining Room
- Study
- Fitted Kitchen & Utility Room
- Four Bedrooms
- Family Bathroom & Ensuite Shower Room
- Driveway & Double Garage



An attractive and individual detached family home set in a fabulous south westerly facing garden with a plot that extends in all to approximately 1/3rd of an acre. The house is offered for sale for the first time in over 40 years and has been much improved by the present owners who extended the property to provide bright and well planned accommodation ideally suited to family life. The house also offers potential for further extension, subject to planning permission. The property occupies a great location in the much favoured Busbridge area of Godalming being only half a mile from the high Street with its excellent shops, restaurants, leisure and recreational facilities as well as being to close to popular schools, the 6th form college and only 0.6 of a mile from the station.























Main Line Station – 0.6 miles (Waterloo approx. 45/50 mins)

Godalming – 0.4 miles Guildford – 5 miles

Infant School – 0.6 miles Junior School – 0.8 miles

Secondary School – 2.5 miles

Doctors – 1.5 miles Dentist – 0.5 miles

A3 – 2.5 miles M25 – 15 miles M3 – 16 miles

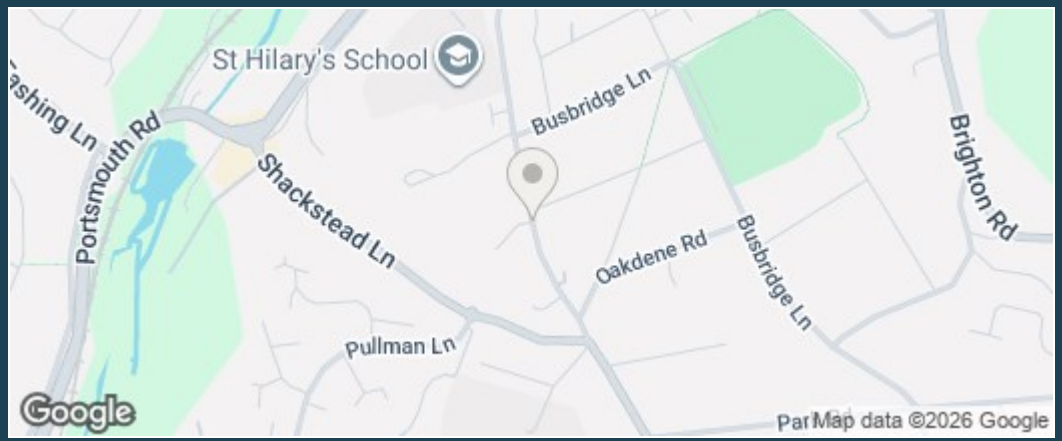
Council Tax Band – G Payable – £4405.55p (2026/2027)

EPC Rating – D





Directions: From our office proceed to the top of the High Street, passing the Pepperpot, and at the end turn left and continue straight across at the traffic lights into Holloway Hill. Continue for 0.3 of a mile and Southernhay will be found on your right on the corner of Tuesley Lane and Greenhill Close.

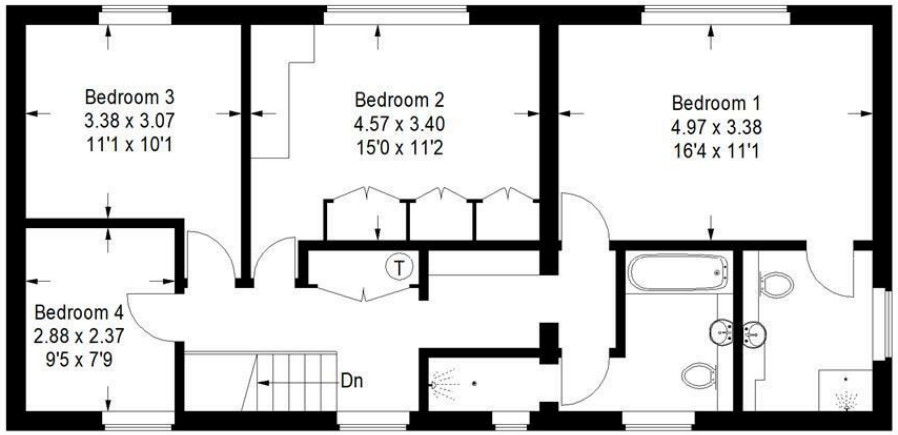


rightmove

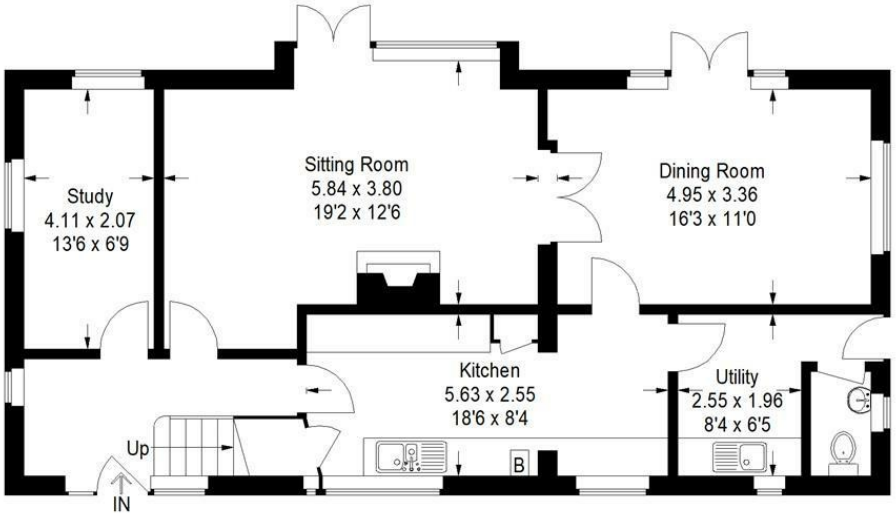
ZOOPLA

Southernhay, Tuesley Lane, Godalming

Approximate Gross Internal Area
Ground Floor = 83.9 sq m / 903 sq ft
First Floor = 81.4 sq m / 876 sq ft
Outbuildings = 34.9 sq m / 376 sq ft
Total = 200.2 sq m / 2155 sq ft

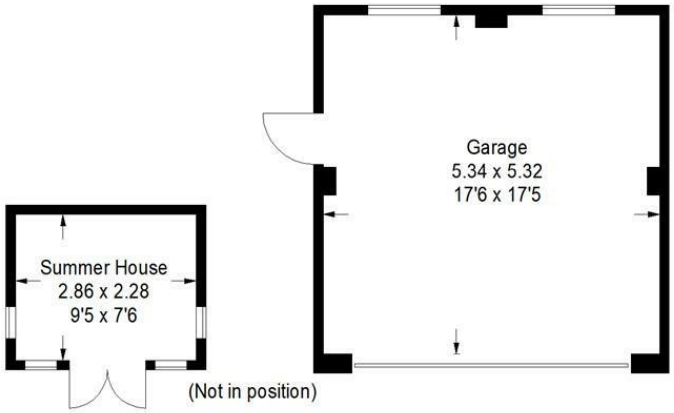


First Floor



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.



(Not in position)

Emery & Orchard
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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. 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.