



Flat 1 116 Peperharow Road

Godalming GU7 2PN

Asking Price: £650,000 Leasehold - Share of Freehold



Emery &
Orchard
ESTATE AGENTS



- Ground Floor & Basement Apartment
- Short Walk of Godalming & Main Line Station
- Many Original Period Features
- Tall Sash Windows & High Ceilings
- 17ft x 14ft Sitting Room
- Kitchen & Dining Room
- Four Double Bedrooms
- Two Bathrooms
- Private off Road Parking Space
- Private Landscaped Paved Garden



Occupying the ground and basement levels of an impressive detached Victorian house, this spacious and versatile apartment is one of only three properties in the conversion. The interior has a wealth of original period features, including high ceilings and elegant tall sash windows. While the property would benefit from modernisation, it offers the rare advantages of a private garden and a dedicated parking space all within easy reach of the town centre and main line station.











Godalming Main Line Station – 0.8 mile (Waterloo approx. 45 mins)

Godalming High Street – 0.9 miles

Infant School – 1.2 mile Junior School - 0.9 Mile

Secondary School – 1.6 miles - Doctors – 1.6 miles Dentist – 1.0 miles

A3 – miles 2.6 miles M25 – 14.4 miles M3 – 14.4 miles

Energy Efficiency Rating - E

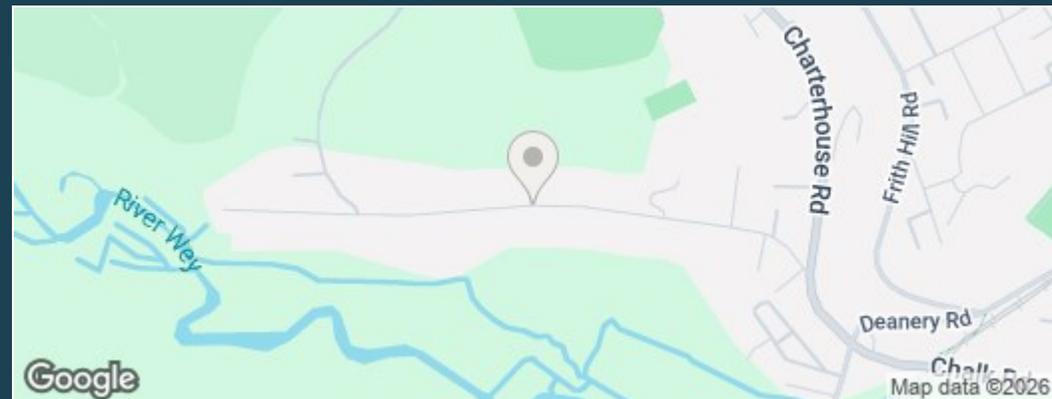
Council Tax Band D – Payable £2519.93 (2025/26)

999 Year Lease from 1st January 1995 & Share of Freehold

Peppercorn Ground Rent - Maintenance - 1/3 Share of any costs



Directions: From our office in the High Street, proceed down Bridge Street and across the mini roundabout into Bridge Road and at the next roundabout turn left into Chalk Road. Continue under the railway bridge into Charterhouse Road and take the second turning left into Peperharow Road. The apartment is 0.3 miles along on the righthand side.

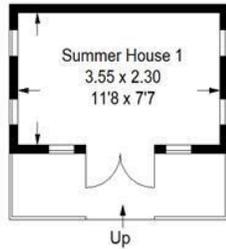
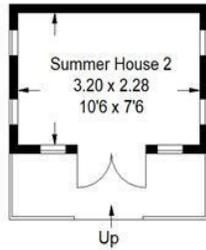




Approximate Gross Internal Area
Lower Ground Floor = 45.1 sq m / 485 sq ft
Upper Ground Floor = 116.8 sq m / 1257 sq ft
Store Room = 5.7 sq m / 61 sq ft
Summer Houses = 15.5 sq m / 167 sq ft
Total = 183.1 sq m / 1970 sq ft



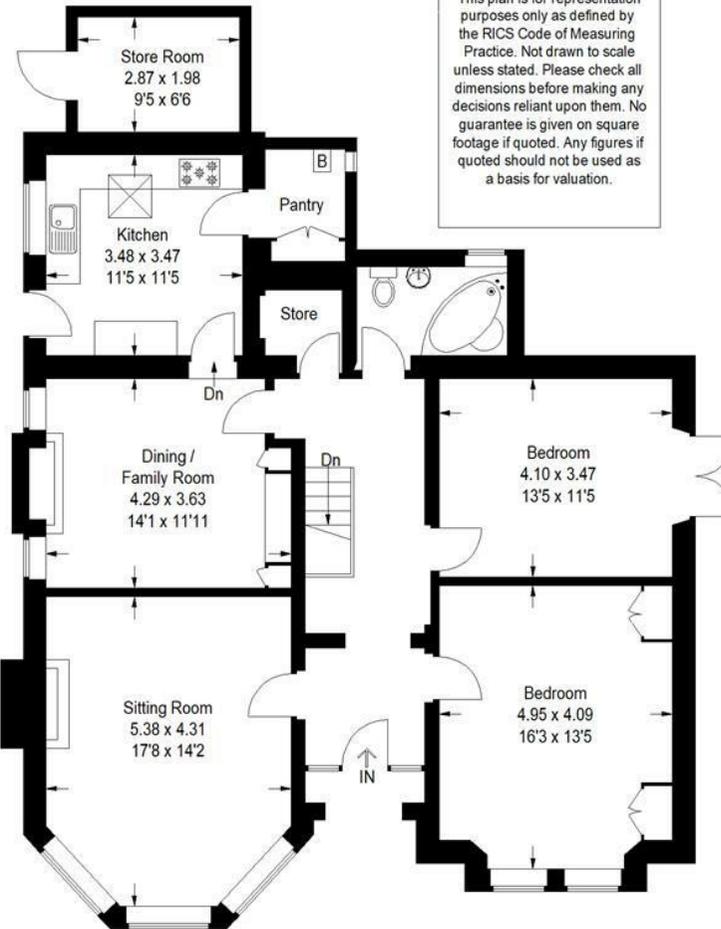
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



(Outbuildings not in position)



Lower Ground Floor



Upper Ground Floor

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.