



7 Windy Wood

Godalming Surrey GU7 1XX

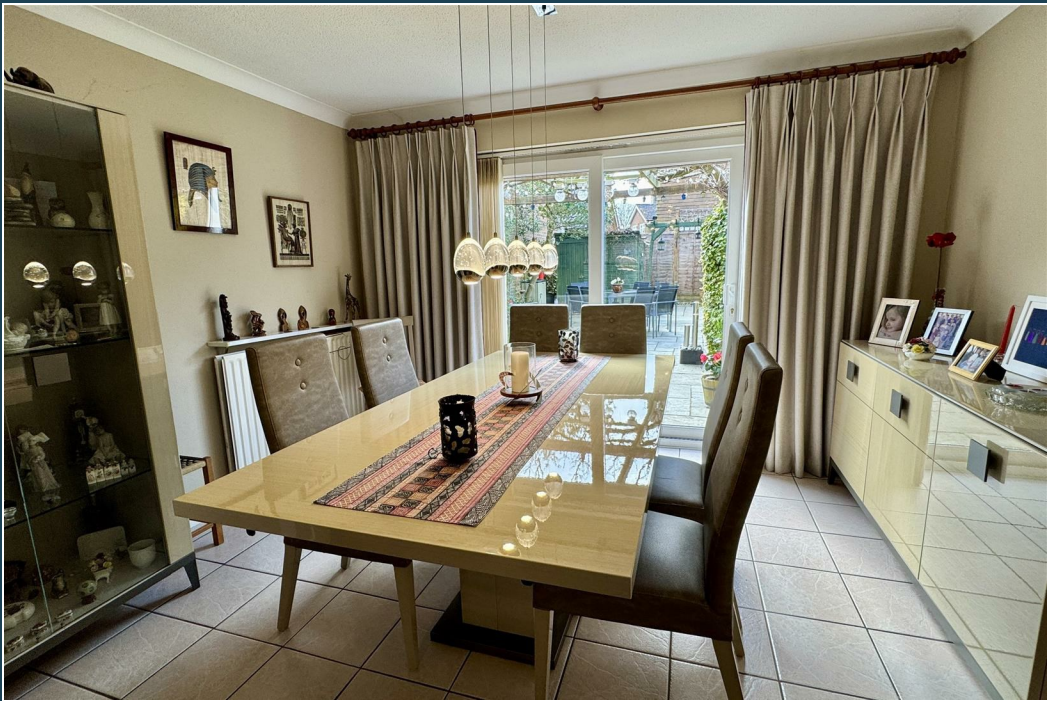
Guide Price: £950,000 Freehold



- Sought After Location
- Entrance Hall & Cloakroom
- Sitting Room
- Dining Room
- Stylish Kitchen/Breakfast Room
- Four Double Bedrooms
- Two Bathrooms
- Gas Central Heating & Double Glazing
- Driveway & Garage
- South Facing Garden



A delightful and much improved four bedroom detached family home providing bright and well planned accommodation that includes two bathrooms, two reception rooms, driveway, garage and a delightful south facing rear garden. The house occupies a great location, overlooking a lightly wooded area, and forming part of a small cul de sac on the popular Busbridge side of Godalming being within easy reach of the town centre with its excellent shops, restaurants, leisure and recreational facilities as well as popular schools, the 6th form college and main line station.







Main Line Station – 0.9 miles (Waterloo approx. 45/50 mins)

Godalming – 0.7 miles

Infant School – 1.1 miles Junior School – 1 mile

Secondary School – 2.5 miles

Doctors – 1.8 miles Dentist – 0.4 miles

A3 – 2.5 miles M25 – 14 miles M3 – 15 miles

Heathrow – 26 miles Gatwick – 32 miles

Council Tax Band – F Payable – £3475.59 (2024/25)

EPC Rating – D

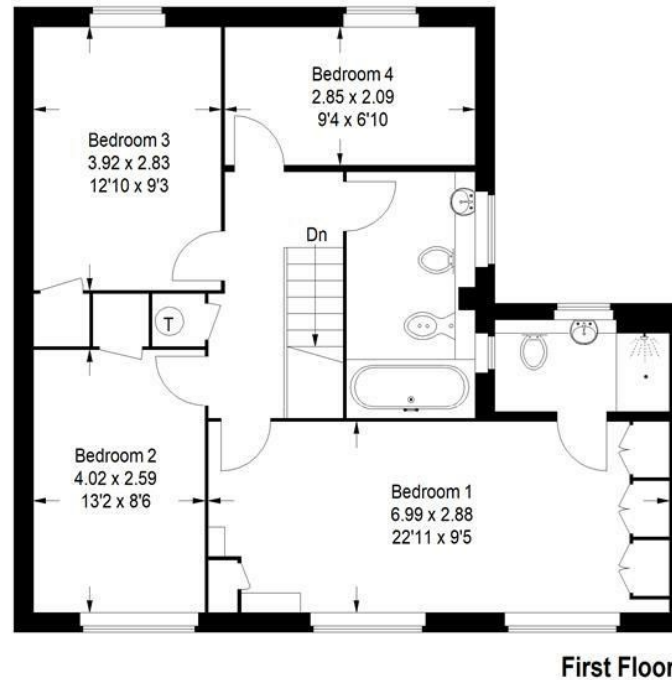
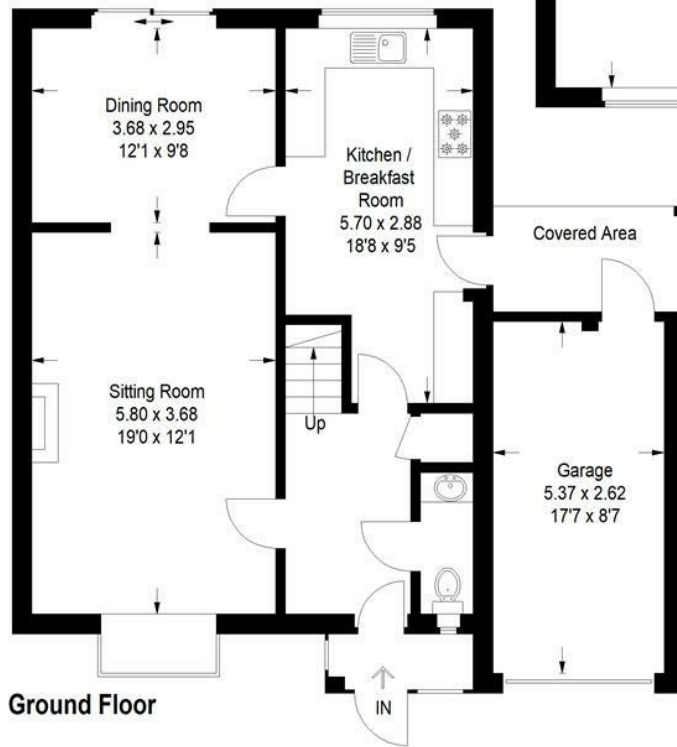


Directions: BOX 409 - W1 Leave Godalming in a southerly direction on the A3100 (Ockford Road) and at the mini roundabout by the Inn on the Lake turn left into Shackstead Lane. Continue up Shackstead Lane and at the next mini roundabout turn right into Pullman Lane. Continue along Pullman Lane and Windy Wood will be found as the first turning on your right hand side. Follow the road round to the left and number 7 will be found after a short distance on your left.



Windy Wood

Approximate Gross Internal Area
Ground Floor = 62.7 sq m / 675 sq ft
First Floor = 72.8 sq m / 784 sq ft
Garage = 13.9 sq m / 150 sq ft
Total = 149.4 sq m / 1609 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.

ZOOPLA



Emery & Orchard
ESTATE AGENTS

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.