

16 Hare Lane

Farncombe Godalming GU7 3EE

Asking Price: £499,500 Freehold

Emery& Orchard
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- Character Victorian House
- Short Walk of Village Centre & Main Line Station
- Easy Reach of Godalming Town Centre & Riverside Walks
- Bay Fronted Sitting Room
- Family Room & Cloakroom
- Kitchen/Dining Room
- Two Double Bedrooms
- Upstairs Bathroom
- Gas Heating & Double Glazed Windows
- Enclosed Rear Garden



An attractive two bedroom bay fronted Victorian house sympathetically refurbished and extended and now providing bright and spacious accommodation retaining a great deal of charm and character. The house is conveniently located within a short walk of Farncombe village centre and main line station serving London Waterloo in 45 minutes.

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Farncombe Station – 0.3 miles (Waterloo approx. 45 mins)

Farncombe Centre – 0.3 miles Godalming – 0.7 miles

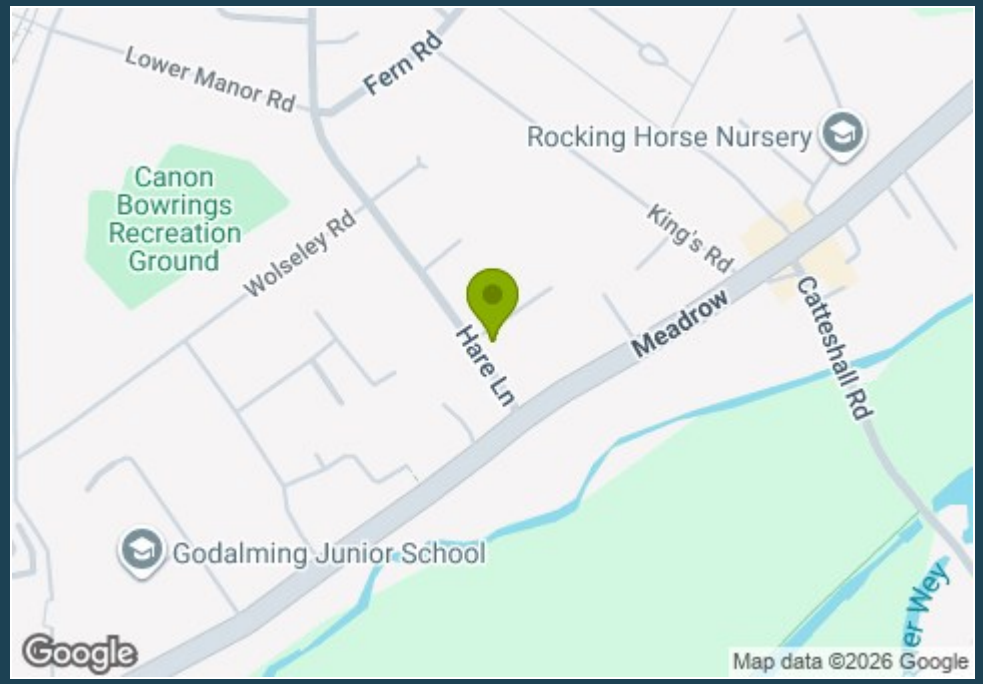
Infant School – 0.4 miles Junior School – 0.2 miles

Secondary School – 0.8 miles Doctors – 0.4 miles

A3 – 3.0 miles M25 – 14.9 miles M3 – 14.5 miles

Council Tax Band - C Payable - £2,239.94 (2025/26)

Energy Efficiency Rating - D



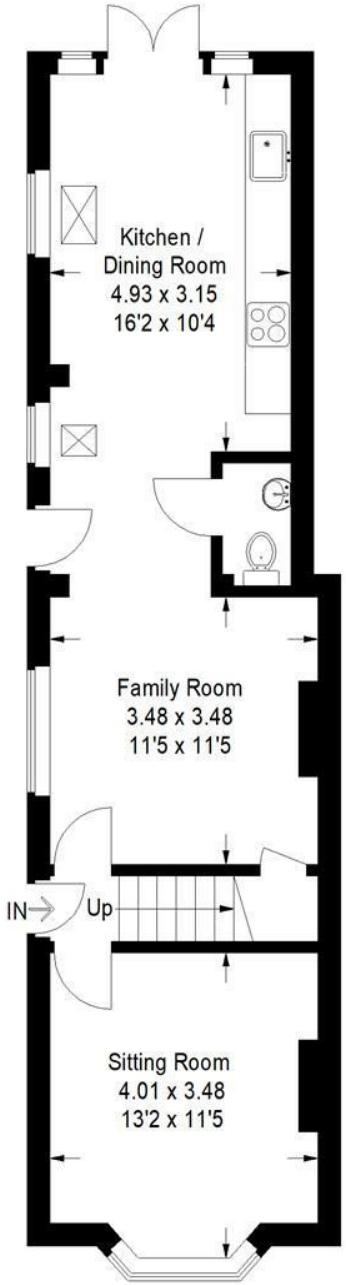


Directions: BOX 421 H5 From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the roundabout by The Wey Inn public house take the second exit into the Meadrow (A3100) and continue along Meadrow where Hare Lane will be found as the third turning on your left hand side. Number 16 will then be found after a short distance on your right.

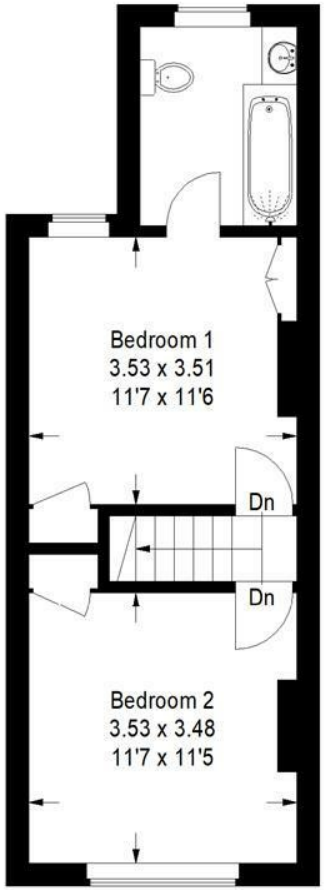
rightmove

ZOOPLA

Hare Lane, Godalming



Ground Floor



First Floor

APPROX. GROSS INTERNAL FLOOR AREA
905 SQFT / 84 SQM

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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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The Property Ombudsman

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.