



6 Little Tumners Court

Godalming GU7 2HF

Asking Price: £380,000 Leasehold - Share of Freehold

- No Onward Chain
- Easy Reach of Town Centre & Main Line Station
- Potential To Redesign & Create Your Own Home
- Sitting Room
- Kitchen/Dining Room
- Three Bedrooms
- Bathroom & Separate W.C
- Integral Garage
- Workshop
- Attractive Garden



An opportunity to purchase an adaptable three storey town house offering potential to re-design and create your own home, providing accommodation that includes a spacious sitting room, kitchen/dining room and three bedrooms. The property also has a large integral garage and useful workshop that offers potential to create additional accommodation, subject to Building Regulations approval. The property occupies a great location, set in a small private drive/court in the Frith Hill/Charterhouse area of Godalming, being within easy reach of the town centre with its excellent shops, restaurants, leisure and recreational facilities, as well as popular schools and bus routes while Farncombe station is only 0.6 of a mile directly down the footpath & steps.









Farncombe Station – 0.6 mile (Waterloo approx. 45 mins)

Farncombe Centre – 0.6 mile Godalming – 1.1 miles

Schools - Infant – 1.0 mile Junior – 0.8 miles Secondary – 0.9 miles

Doctors – 0.8 miles Dentist – 0.6 miles

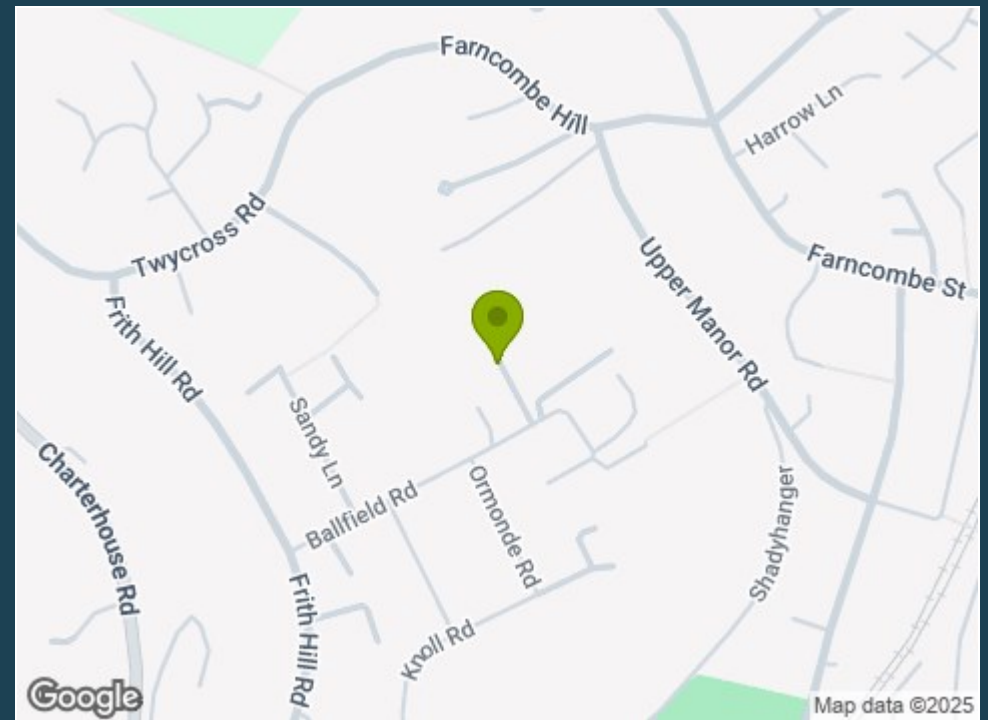
A3 – 1.8 miles M25 – 14.7 miles M3 – 13.60 miles

Energy Efficiency Rating - E

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

Lease 999 years from 1996 Ground Rent - Nil

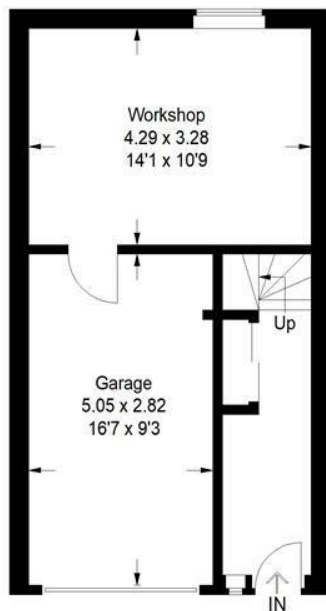
Share Of Freehold Annual Service Charge £200



Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the left hand turning into Chalk Road and then the second right into Nightingale Road. Continue for a short distance turning left into Deanery Road and first right into Frith Hill Road. Continue up Frith Hill Road past the brow of the hill and take the right hand turn onto Ballfield Road. Little Turnners Court will then be found towards the end of Ballfield Road on your left hand side shortly after the turning on the right for Ormonde Road.

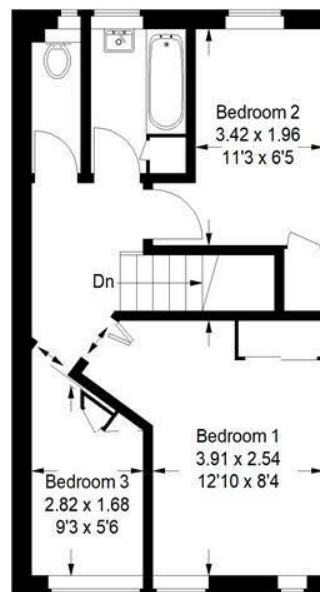
Little Tummers Court Godalming

Approximate Gross Internal Area = 79.6 sq m / 857 sq ft
Garage = 28.2 sq m / 304 sq ft
Total = 107.8 sq m / 1161 sq ft

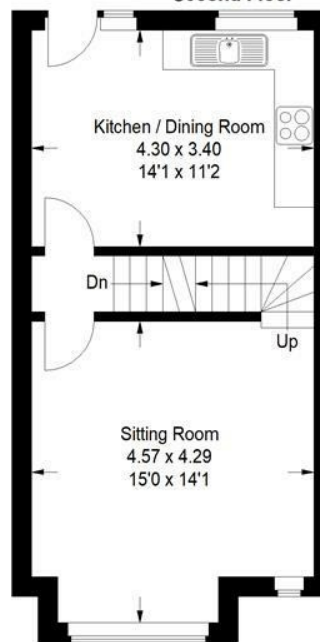


Ground Floor

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.



Second Floor



First Floor



**Emery &
Orchard**
ESTATE AGENTS

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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.