

Cheam Cottage 20 Furze Lane

Farncombe GU7 3NW

Guide Price: £635,000 Freehold

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- No Onward Chain
- Potential to Extend (STPP)
- Sitting Room
- Dining Room
- Conservatory
- Kitchen
- Boot Room & Cloakroom
- Three/Four Bedrooms
- Family Bathroom & En-suite Shower Room
- Driveway & Garden



A most attractive three bedroom detached family house, believed to have been built in the 1920's, having a number of character features and providing bright and well planned accommodation that includes two reception rooms, a delightful conservatory, three bedrooms, an en-suite shower room and good size family bathroom. There is also a boot room, cloakroom, driveway and secluded garden with large timber workshop. The property, which also has great potential for extension (stpp), occupies a great location being within easy reach of Farncombe village centre with its excellent shops, leisure & recreational facilities, popular schools, bus routes and main line station.

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Main Line Station – 0.4 miles (Waterloo approx. 45/50mins)

Village Centre – 0.5 miles Godalming – 1.3 miles

Primary School – 0.5 miles Secondary School – 0.6 miles

Doctors – 0.7 miles Dentist – 0.5 miles

A3 – 2.5 miles M25 – 14 miles M3 – 16 miles

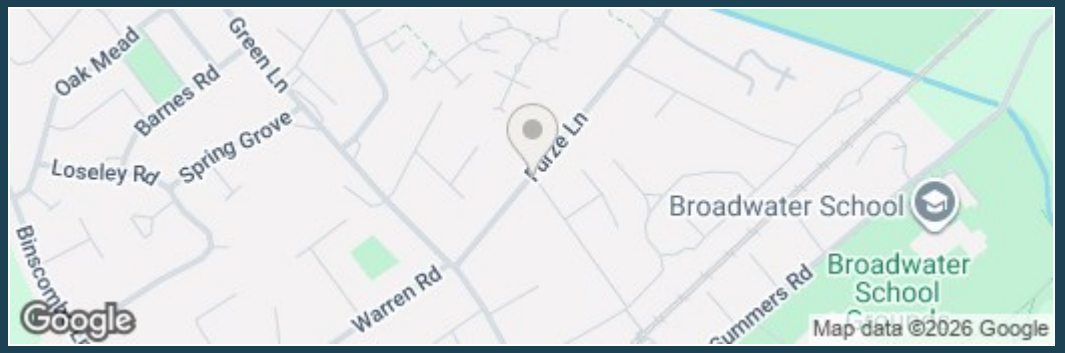
Council Tax Band – E Payable – £3079.90p (2025/26)

EPC Rating – D





Directions: BOX 422 C1 From Godalming proceed down Bridge Street and across the roundabout into Bridge Road. At the next roundabout take the right hand exit on to Meadrow (A3100). Continue along Meadrow and take the third turning on your left hand side into Hare Lane. Continue along Hare Lane which leads into St Johns Street and at the T junction in the centre of Farncombe village turn right into Summers Road. Continue along Summers Road bearing round to the left and over the level crossing into Bourne Road. Furze Lane will then be found as the third turning on your right hand side. Continue along Furze Lane and Cheam Cottage. No 20 will be found after a short



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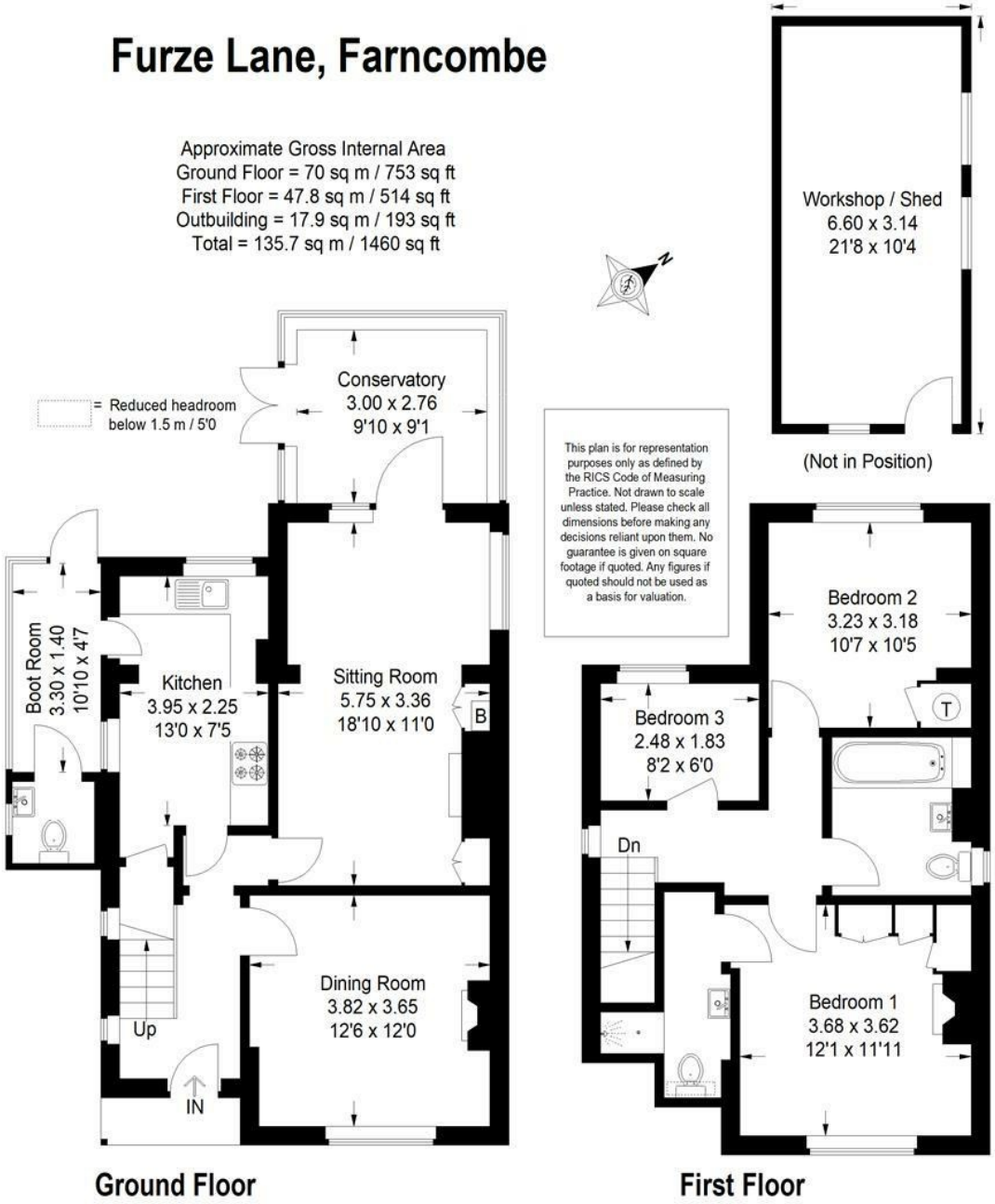
Furze Lane, Farncombe

ZOOPLA

Approximate Gross Internal Area
Ground Floor = 70 sq m / 753 sq ft
First Floor = 47.8 sq m / 514 sq ft
Outbuilding = 17.9 sq m / 193 sq ft
Total = 135.7 sq m / 1460 sq ft



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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.

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