



9 Deanery Place Church Street

Godalming GU7 1ER

Asking Price: £475,000 Freehold





- Fabulous Town Centre Location
- No Onward Chain
- Wealth Of Period Features
- Delightful Sitting Room With Wood Burner
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Shower Room & En-suite Cloakroom
- Basement
- Attractive Courtyard Garden
- Permit Parking



A wonderful Grade II listed cottage of immense charm and character, believed to date back to the 15th century and having a wealth of period features. The property has been much improved and provides accommodation that includes a delightful sitting room with wood burning stove, kitchen/breakfast room, shower room, two double bedrooms, one with an en-suite cloakroom. There is also an unconverted basement that offers potential to convert, subject to obtaining any necessary consents. Outside there is an attractive courtyard garden. The house occupies a great location in one of Godalming's most attractive locations set within the conservation area and only moments from the shops, restaurants, leisure and recreational facilities as well as the nearby station.







Main Line Station – 0.1 miles (Waterloo approx. 45/50 mins)

Godalming – 0.1 miles Guildford – 4.6 miles

Infant School – 0.2 miles Junior School – 0.7 miles

Secondary School – 1.7 miles

Doctors – 1.3 miles Dentist – 0.2 miles

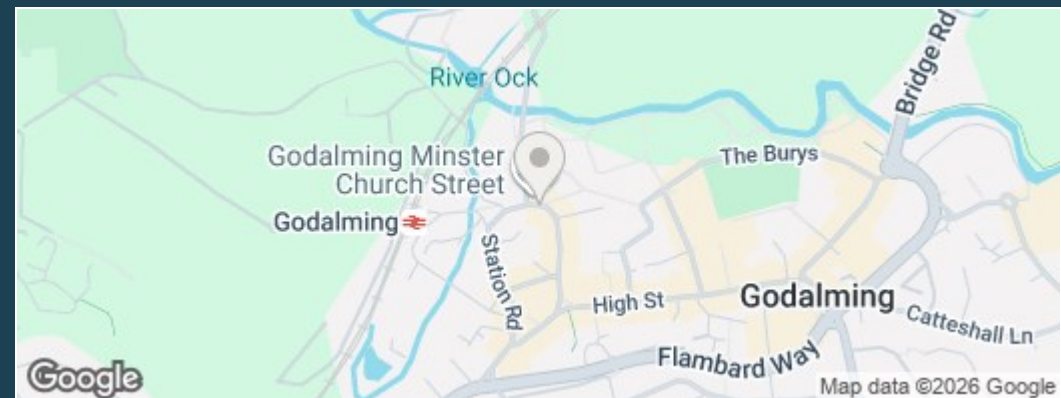
A3 – 2.6 miles M25 – 14.5 miles M3 – 14 miles

Council Tax Band – C Payable – £2349.63p (2026/27)

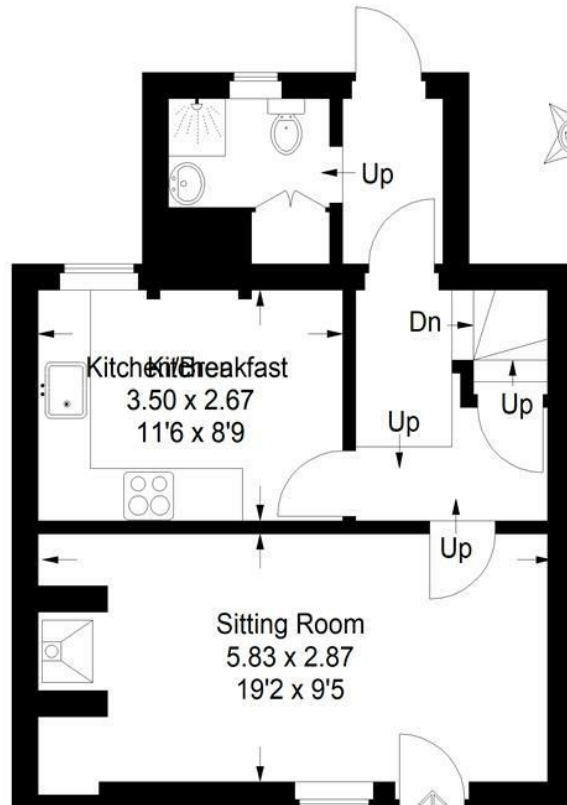
EPC Rating – N/A



Directions: From our office in the High Street walk towards the top of the High Street and at The Pepperpot turn left into Church Street. Walk towards the end Church Street, and as you reach the Church the road bears round to the left. 9 Deanery Place will be then be found on the left.



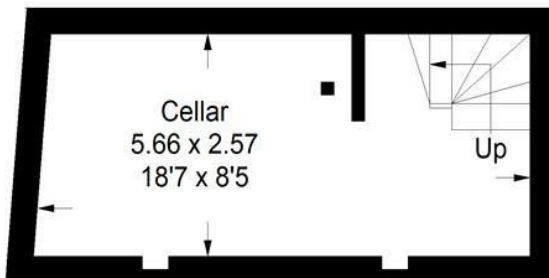
Approximate Gross Internal Area
92.1 sq m / 991 sq ft
Store= 1.7 sq m / 18 sq ft
Total = 93.8 sq m / 1009 sq ft



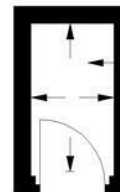
Ground Floor



First Floor



Lower Ground Floor



Store
1.75 x 0.97
5'9 x 3'2

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.



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. 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.