

43 Minster Road

Busbridge, Godalming GU7 1SR

Guide Price: £825,000 Freehold

Emery& Orchard
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- Highly Sought After Location
- Dual Aspect Sitting Room
- Superb Kitchen/Dining Room
- Utility Room
- Family Room/4th Bedroom
- Three Bedrooms
- Two Bathrooms
- Double Glazing & Gas Central Heating
- Driveway
- Attractive Garden Backing Onto Woodland



A superbly presented and much improved three/four bedroom semi detached family home having been thoughtfully extended and providing bright, spacious and adaptable accommodation which includes a fabulous kitchen/dining room with bifold doors leading out to a wonderful garden backing onto woodland. The property occupies a great location, in the much favoured Busbridge 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 the main line station serving Waterloo in under one hour.

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Main Line Station – 1.2 miles

Godalming – 1 mile

Infant School – 0.9 miles Junior School – 0.9 miles

Secondary School – 2.3 miles

Doctors – 2 miles Dentist – 0.8 miles

A3 – 3 miles M25 – 14.5 miles M3 – 15.5 miles

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

EPC Rating – C





Directions: BOX 420 M3 Proceed to the top of the High Street and at the T junction turn left continuing straight across the traffic lights and on into Holloway Hill. Continue up Holloway Hill and at the T junction turn left into Tuesley Lane. Continue for approximately 1/4 mile where the turning for Minster Road will be found on your left hand side just after the turning for Quartermile Road. Turn left into Minster Road and follow the road round to the right where Number 43 will be found after a short distance on your left.



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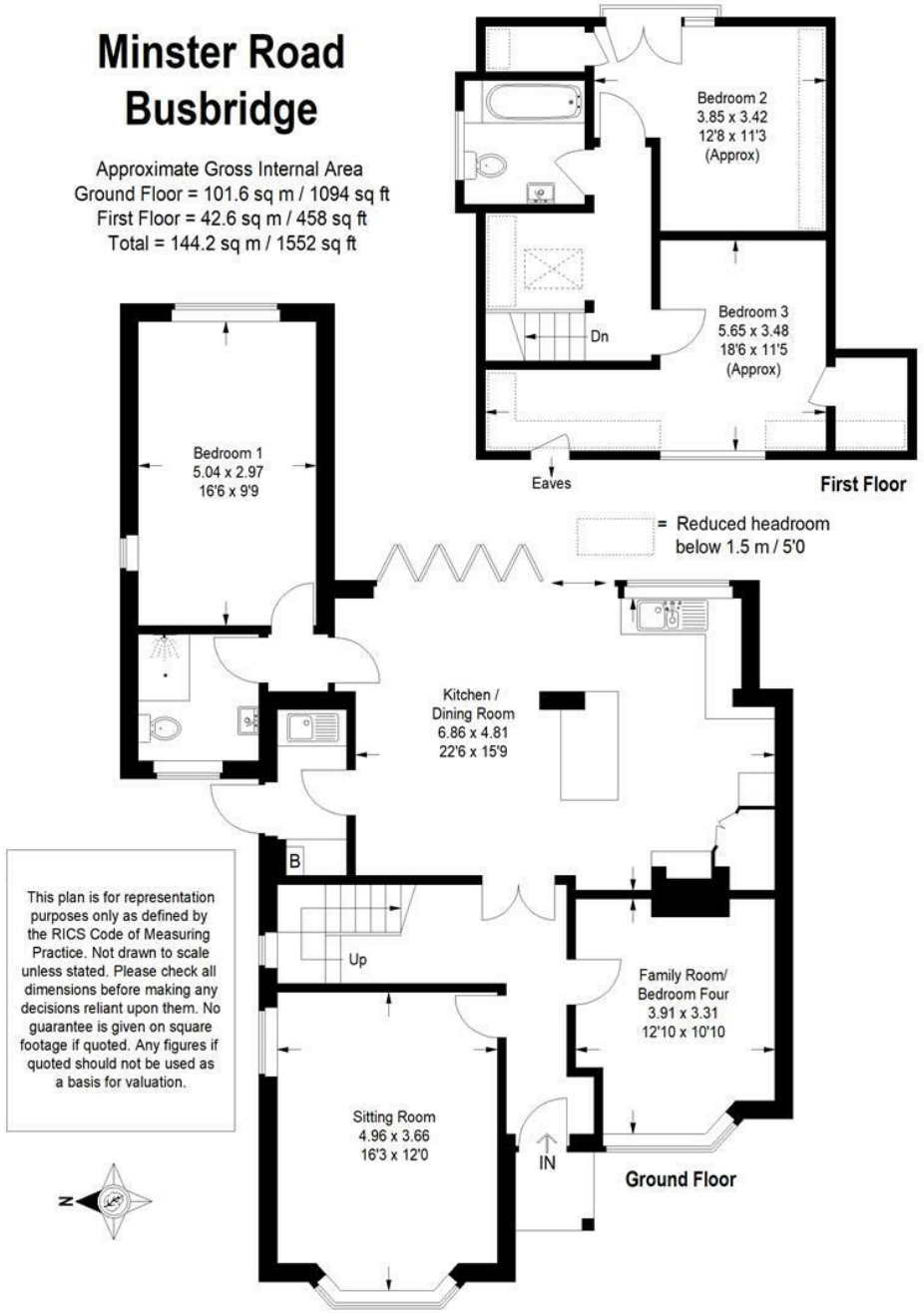
ZOOPLA

Minster Road
Busbridge

Approximate Gross Internal Area
Ground Floor = 101.6 sq m / 1094 sq ft
First Floor = 42.6 sq m / 458 sq ft
Total = 144.2 sq m / 1552 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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