

4 Binscombe Lane

Farncombe Surrey GU7 3PN

Guide Price: £875,000 Freehold

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- No Onward Chain
- Cloakroom & Utility Room
- Sitting/Dining Room
- Family Room
- Kitchen & Breakfast Room
- Four Bedrooms
- Family Bathroom & En-suite Shower Room
- Driveway
- Garage & Workshop
- Large South-Westerly Facing Garden



A most attractive and individual detached four bedroom family home set in a wonderful south-westerly facing garden. The house is believed to have been built in the 1930's and has been thoughtfully extended to provide well planned accommodation ideally suited to family life. The property also has a double driveway, garage and useful workshop. The house occupies a great location being within easy reach of both Farncombe and Godalming centres offering an excellent range of shops, restaurants, leisure and recreational facilities as well as popular schools, nearby bus routes and main line stations.

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Main Line Station – 0.3 miles (Waterloo approx. 45/50 mins)

Farncombe Centre – 0.2 miles Godalming – 1 mile

Infant School – 0.3 miles Junior School – 0.8 miles

Secondary School – 0.9 miles

Doctors – 0.4 miles Dentist – 0.3 miles

A3 – 2 miles M25 – 13.5 miles M3 – 14 miles

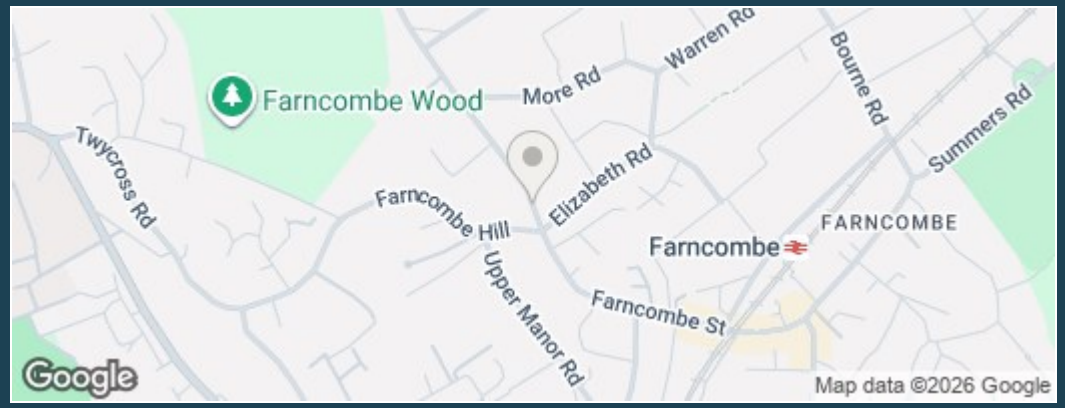
Council Tax Band – E Payable – £3079.90p (2025/26)

EPC Rating – D





Directions: BOX 423 B2 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 first exit left into Chalk Road and then take the second turning on your right into Nightingale Road. Continue to the end of Nightingale Road and at the T junction turn left into Farncombe Street. Continue along Farncombe Street, which leads into Binscombe Lane, and number 4 will be found after a short distance on your left hand side shortly after the turning for Farncombe Hill.



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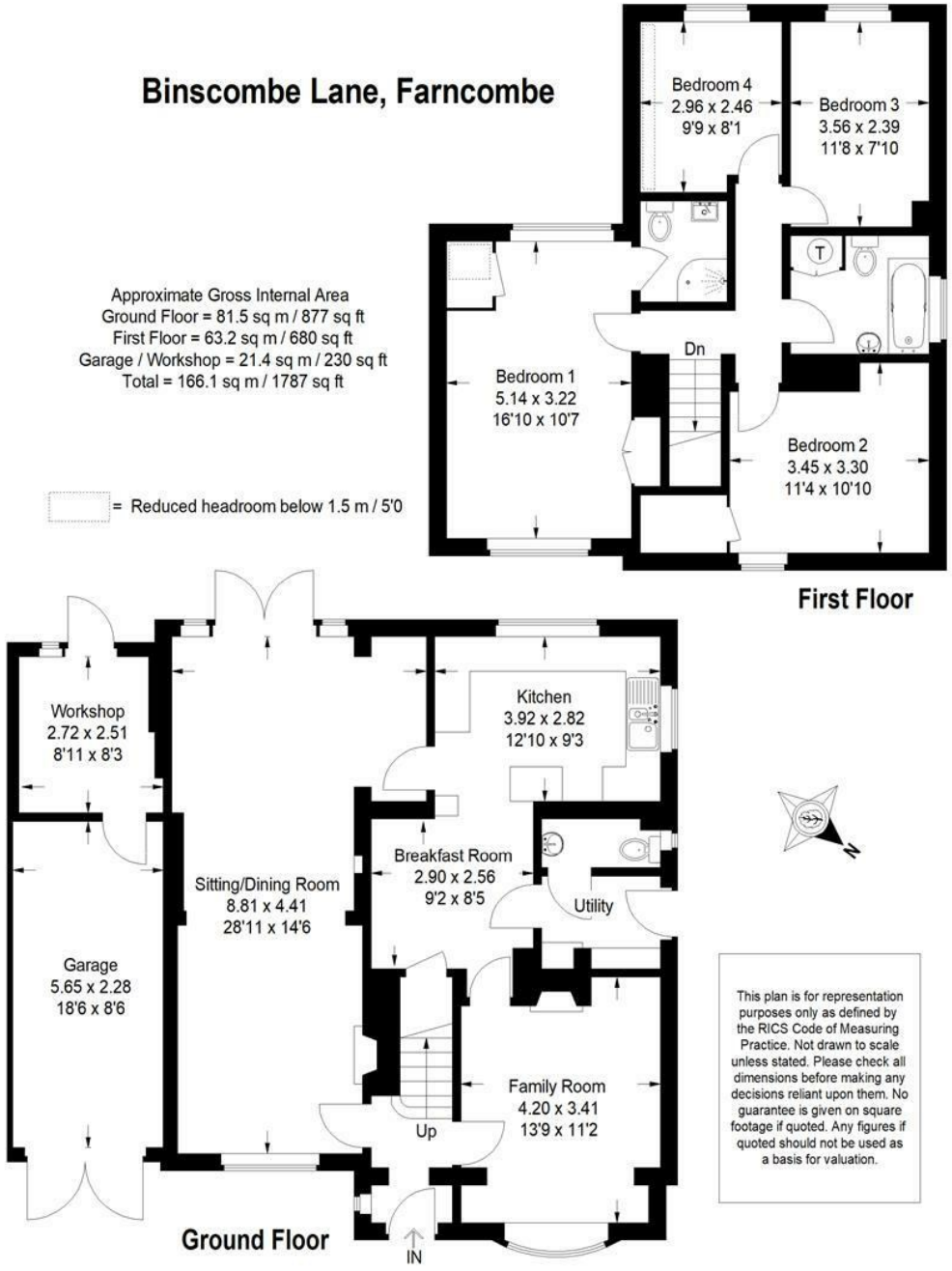
ZOOPLA

Binscombe Lane, Farncombe

Approximate Gross Internal Area
Ground Floor = 81.5 sq m / 877 sq ft
First Floor = 63.2 sq m / 680 sq ft
Garage / Workshop = 21.4 sq m / 230 sq ft
Total = 166.1 sq m / 1787 sq ft

= Reduced headroom below 1.5 m / 5'0



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. 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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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.