



1 Deanery Place Church Street

Godalming Surrey GU7 1ER

Guide Price: £350,000 Freehold

- Entrance Hall
- Living Room
- Kitchen/Dining Room
- Landing
- Two Bedrooms
- First Floor Bathroom
- Gas Central Heating
- Small Rear Courtyard & Side Area
- Convenient Location
- No Onward Chain



A delightful two bedroom Victorian cottage offering scope for some updating and improvement, occupying a highly convenient location, set in Church Street, within the conservation area, being only a few minutes from the High Street with all its excellent shops, restaurants, leisure and recreational facilities and only a few minutes from the 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

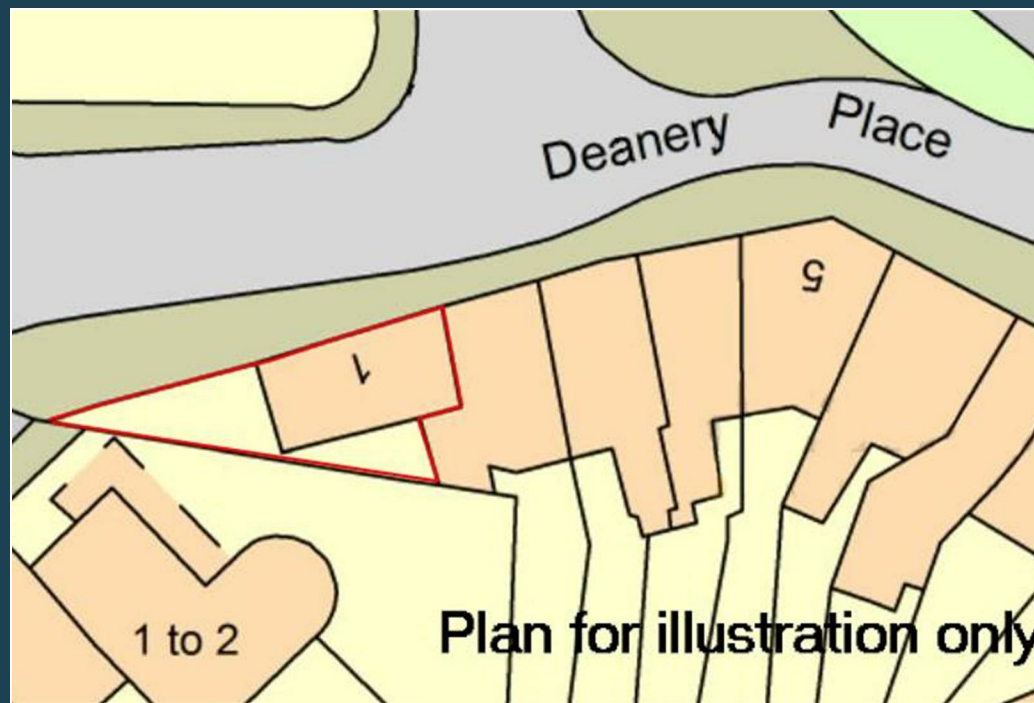
Secondary School – 1.7 miles

Doctors – 1.3 miles Dentist – 0.2 miles

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

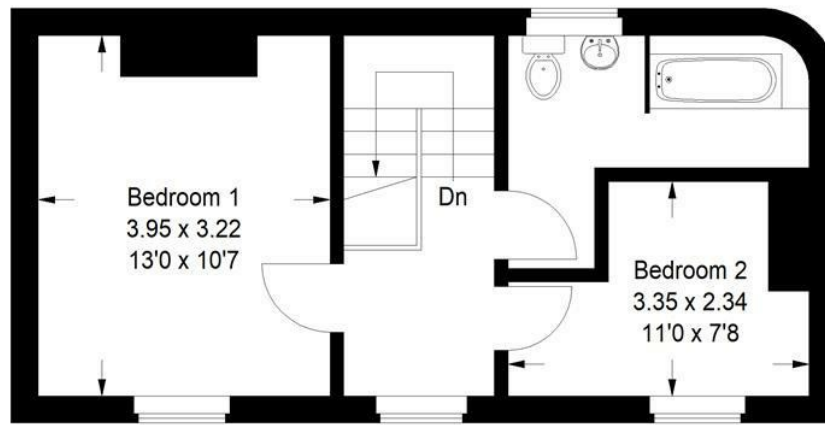
Council Tax Band – C Payable – £2,138.83 (2024/25)

EPC Rating – E



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. Deanery Place, which is a row of cottages, will be then be found on the left.





First Floor

Church Street



Ground Floor



**Emery &
Orchard**
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

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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.

