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Independent Estate Agents

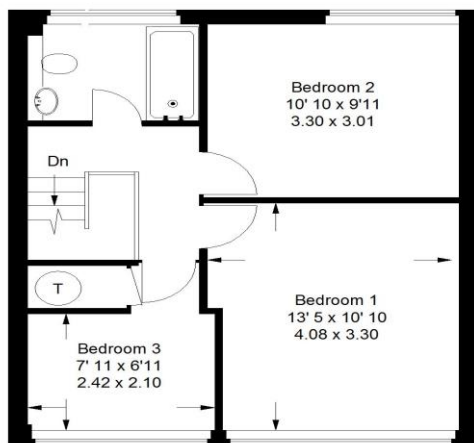


**Cornfields, Farncombe, Surrey. GU7 3PH**

**£369,950**

Entrance hallway \* Sitting room \* Separate dining room \* Refitted kitchen \* Landing \* Three bedrooms (two double, one single) \* Modern family bathroom \* Integral single garage \* Private driveway \* Front and south facing rear garden \* Double glazed windows \* Electric heating \* EPC rating E \*





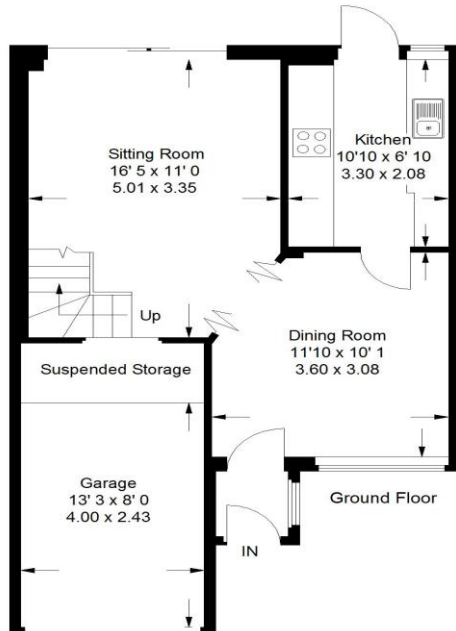
First Floor

**APPROX. GROSS  
INTERNAL FLOOR AREA  
(including garage)  
1016 SQFT / 94 SQM**

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.



## Cornfields Farncombe



Ground Floor

**Important Notice.** Every effort is made to ensure that our sales particulars are correct and reliable. The information contained in these sales particulars does not form any part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements or details stated. We do not test services, systems and appliances and we are therefore unable to verify that they are in working order.

**SITUATION** The property is situated in Cornfields, a popular residential cul-de-sac, ideally situated within a short level walk of the village centre and main line railway station. Farncombe provides a good range of shops for day to day needs. For the commuter there are good links to both London and the South Coast via both rail and road with the A3 access at nearby Compton. Godalming Town Centre offers a more comprehensive range of shops and supermarkets as well as a wide choice of public houses and restaurants. Leisure and recreational facilities are well catered for at nearby Godalming Leisure Centre at Broadwater Park where the facilities include a golf course with driving range, squash and tennis courts together with a gymnasium and swimming pool with sauna and solarium. For walking enthusiasts there are many areas of outstanding natural beauty in the surrounding district. Schools to suit all age groups are available nearby. Godalming is a unique Saxon town over 1200 years old, with interesting old pubs, museum and churches. There is a wide variety of pubs and restaurants suiting all tastes and pockets, shops, many in buildings that are over 500 years old, as well as two superstores at the lower end of the town near the historic River Wey and the Wey Navigation Canal, the oldest in the world. The mainline station offers an excellent service to both London Waterloo and Portsmouth. The A3 provides links to London and the South Coast as well as the M25 to Heathrow and Gatwick airports.

**DESCRIPTION** An extremely well presented 1970's built three bedroom (two double, one single), semi-detached family house, believed to have been built by Messrs. Croudace Homes. The property is situated in a rarely available and sought after location at the end of Cornfields in a cul-de-sac position and away from the railway line. Key features of the well presented accommodation include entrance hallway leading to the well proportioned dining room with outlook to front and double opening doors to the sitting room. The sitting room is a lovely feature of the property and benefits from having sliding patio doors on to the south west facing rear garden and deep storage cupboards. The kitchen was recently refitted by Godalming Kitchens and features cappuccino coloured eye level cupboards and cream coloured base units with soft closure system complemented by walnut effect rolled edge work surfaces arranged over two walls and quality stainless steel appliances including double oven, ceramic hob, extractor and fully integrated dishwasher. First floor accommodation consists of landing, three bedrooms (two double, one single) and family bathroom fitted with a pale coloured suite and shower. Outside there is a private driveway for one car in front of the integral garage, which offers scope to convert into additional accommodation (whether that be an additional reception room or bedroom) subject to the necessary consents being granted. There are mature gardens to the front and the rear garden is of favoured southerly aspect and offers a high degree of privacy and includes a good sized decked area, immaculate shaped area laid to lawn with mature shrubs within borders. There is a garden shed and scope to incorporate the area which houses the shed into the rear garden. **A VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE POSITION AND CONDITION OF THIS LOVELY FAMILY HOME.**

**LIKELY RENTAL FIGURE** Following advice from our Letting Department we understand the property could potentially rent out on a monthly basis for £1350 pcm.

**SERVICES** The property has mains water, electricity and mains drainage.

**COUNCIL TAX** Band D Current assessment for 2016/2017 - £1,713.21.

**VIEWING** Strictly by appointment through Seymours Estate agents, 13-15 Wharf Street, Godalming, Surrey. GU7 1NN. Tel. 01483 420555.

**DIRECTIONS** From our Godalming office, head out of Godalming on Meadow (A3100) heading towards Guildford. Take the third turning left into Hare Lane and continue into St John Street. At the T-junction, turn right into Summers Road, continue over the level crossing into Bourne Road and take the right hand turning into Furze Lane. Take the second right into Birch Road and continue to the end of the road and turn right at the T-junction into Cornfields, continue to the end and turn right where the property can be found on the right hand side.



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