



4 bed detached house to buy in

Binscombe Lane, Godalming, Surrey, GU7 3PN

£750,000 Starting Bid

 x 4  x 1  x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Four bedrooms
- ✓ Detached family home
- ✓ Character features throughout
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band F
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Located in an elevated position in a highly desired location close to popular local schools. This beautiful four bedroom Arts & Crafts family home boasts spacious accommodation within a short walk to Farncombe mainline station and highly sought after schools.

Description - This spacious detached Arts and Crafts home offers a wonderful blend of character and modern living, set in an elevated position with far-reaching views from the principal bedroom.

The property is light and airy throughout, featuring an impressive entrance hall that leads to two well-proportioned reception rooms, ideal for both family living and entertaining. The kitchen is thoughtfully designed with a breakfast bar, providing a practical and sociable space, while a brick-based conservatory with a WarmerRoof tiled roof, overlooks the private rear garden, bringing in an abundance of natural light.

Upstairs, there are four bedrooms, including a standout principal bedroom enjoying elevated views, alongside a well presented family bathroom and separate toilet to further aid family living. Period charm is evident throughout, with several original Thomas Jekyll fireplaces adding distinctive character.

Externally, the home benefits from a good-sized private garden, driveway parking for up to three cars, and a garage. There is also excellent scope to extend (subject to the usual planning permissions), offering potential to further enhance the property.

Ideally located within walking distance of Farncombe mainline station, the property is also close to highly regarded local schools, shops, amenities, and bus routes. Guildford and Godalming are both easily accessible, making this an excellent choice for commuters and families alike.

Council Tax Band: F

Tenure: Freehold

Price: Starting Bid £750,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

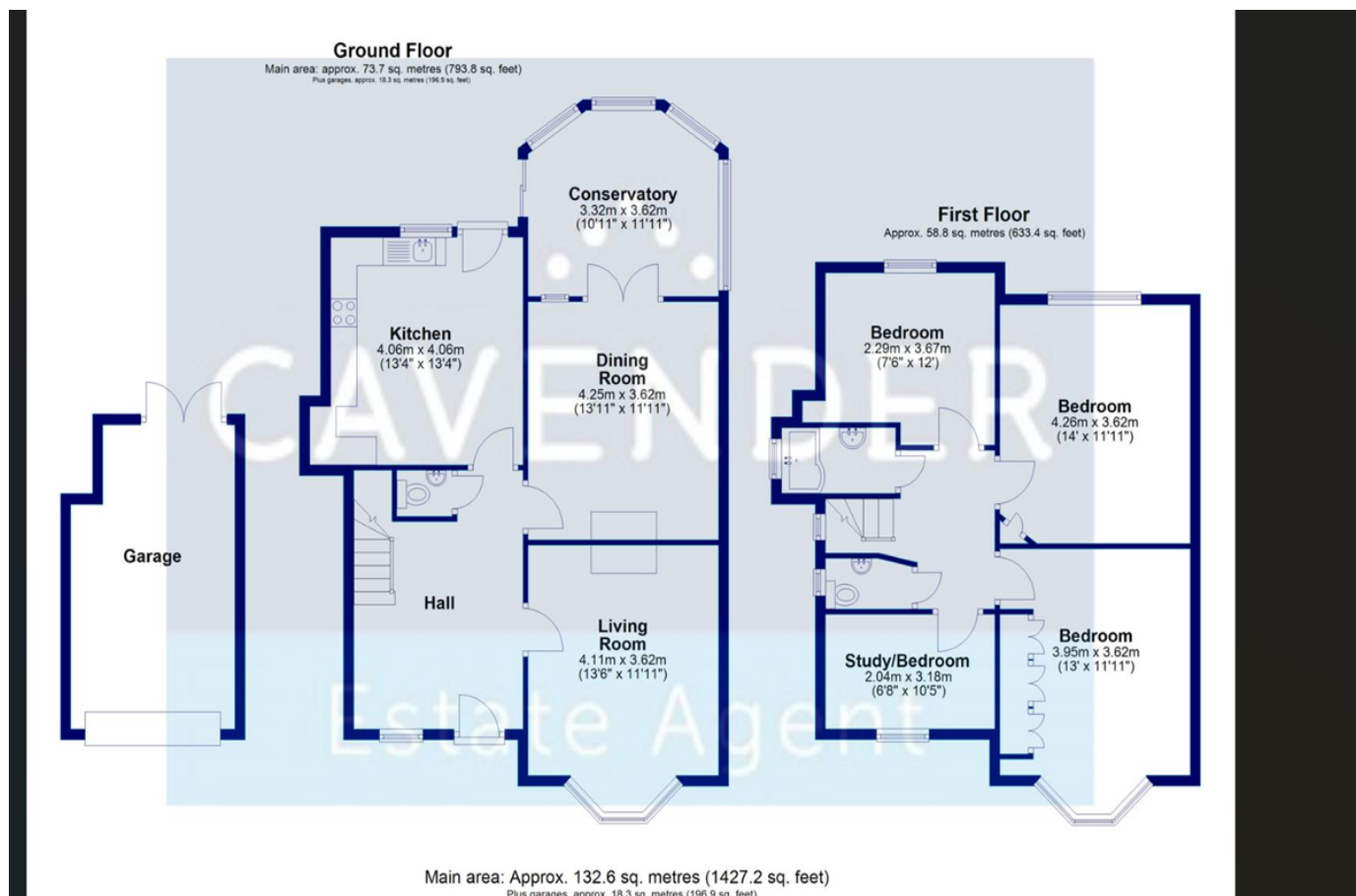
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Binscombe Lane, Godalming, Surrey, GU7 3PN

Contact your local branch today for more information on this property:

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