



4 Harts Yard, Godalming, Surrey, GU7 1AS

Asking Price £415,000

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The phrase “Located in the heart of” often gets thrown around quite liberally by estate agents, however you would be hard pressed to find a property more discerning of this title than this excellent home located in Harts Yard, which is found just off the Historic Godalming High Street.

The home itself is a characterful Victorian home built circa 1880 and features several distinctive features typical of the era of its construction, from its attractive red brick exterior and original fireplaces inside.

Entering into the property you step into a reception room with an attractive feature fireplace and hardwood flooring, moving towards the back of the home there is a kitchen diner with ample countertop worktop space and cupboard storage. Located at the back of the home there is a bathroom with three-piece configuration comprised of Bath with overhead shower, W/C & Sink.

Going upstairs the property offers two double bedrooms, both of a good size and with the main bedroom benefitting from built in storage.

Externally the property benefits from an enclosed rear garden of an easterly direction and with rear side access. Additionally, this home benefits from an incredibly helpful outbuilding currently used as an office space with electrical supply and lighting, a very handy addition in today's age of working from home! Furthermore, there is a storage room attached to this space for added versatility!

The current owners have thoroughly enjoyed their time living at this home with its close proximity to the High Street shops, cafes, schools, nurseries, parks and station and easy access to commuter routes by road and rail, by train to London and by road on A3 to Guildford.

Tenure: Freehold
Council Tax: Band C

- Victorian
- End Terrace
- Two Bedrooms
- External Home Office/Study Space
- Character Features
- Double Glazed Sash Style Windows
- Close to the High Street
- 5-minute walk to Godalming Station.



Floorplan



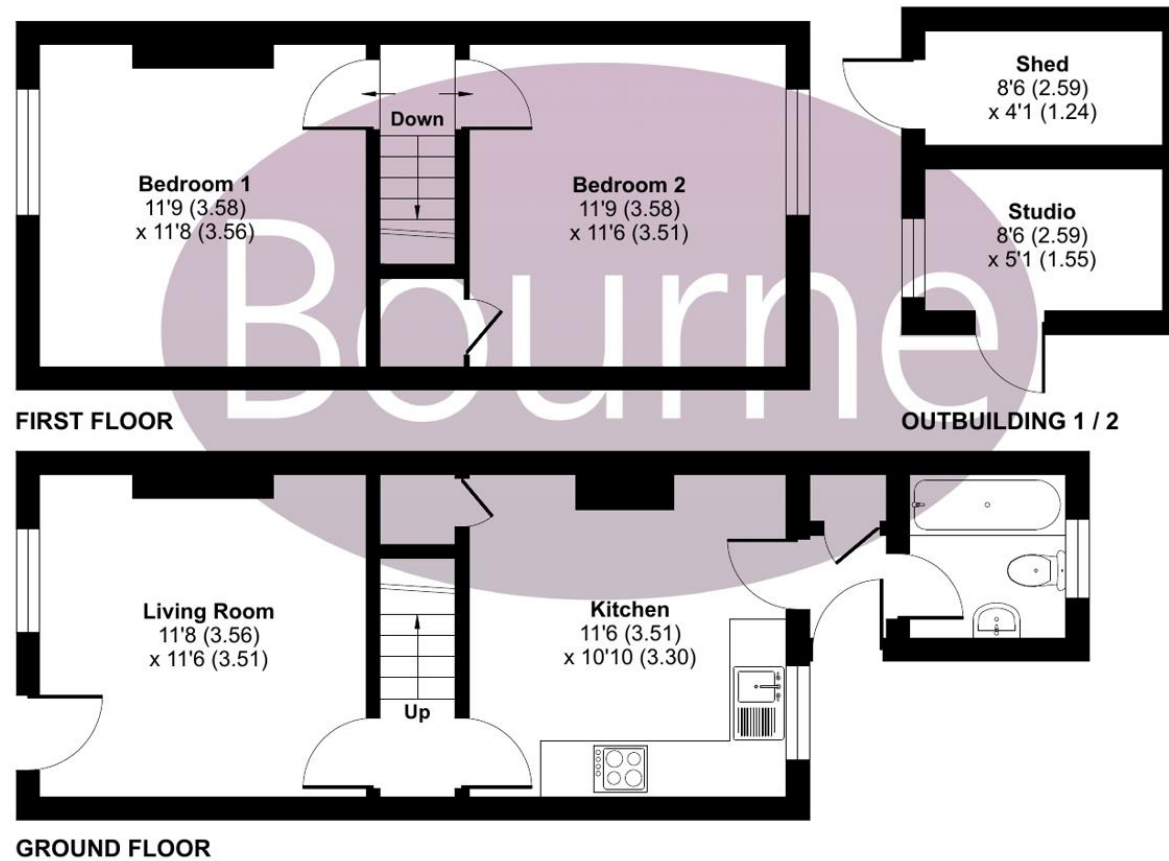
Harts Yard, Godalming, GU7

Approximate Area = 656 sq ft / 60.9 sq m

Outbuildings = 78 sq ft / 7.2 sq m

Total = 734 sq ft / 68.1 sq m

For identification only - Not to scale



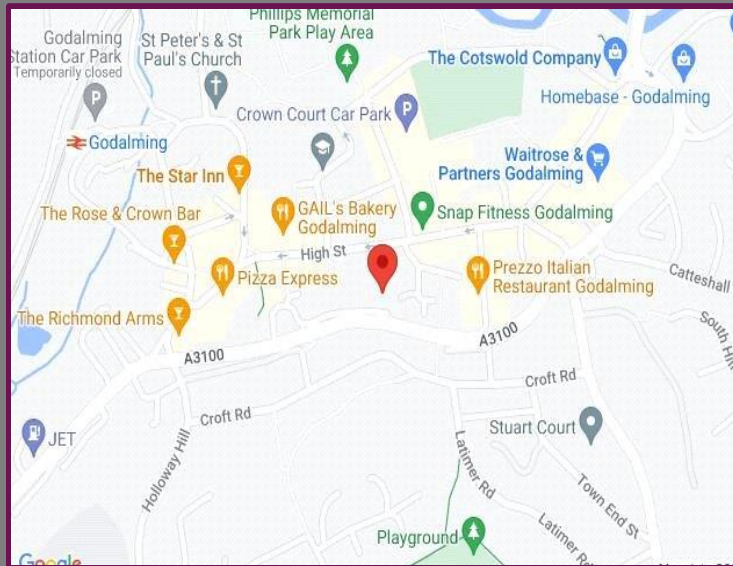
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Bourne Estate Agents. REF: 1052466

Location

This property boasts a fantastic location close to the Godalming high street with its excellent array of shops, bars, restaurants, as well as two superstores. The main line railway station is close to the town centre and provides direct services into London Waterloo in approx 45 minutes. The A3 linking the M25 is 2 miles from the town centre.

There is also an excellent selection of schools in the area that cater for most ages and denominations, both in the public and private sectors, and good leisure facilities including swimming pools and health clubs, golf courses at Milford, Chiddingfold and Hurtmore while South Coast beaches are around 30 miles away.

Guildford town, with its cobbled High Street, has a multitude of mainstream shops, cinemas and theatres and is approx 4 miles from Godalming, for which there are direct bus and train connections.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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