



20 Eashing Lane, Godalming, Surrey, GU7 2JZ

Asking Price £450,000

20 Eashing Lane, Godalming, Surrey, GU7 2JZ

This stunning two bedroom character home has been lovingly looked after and finished to an amazing standard, retaining much of its original charm and features the house is also in an excellent location for easy walking access to Godalming town centre and its railway station.

Walking into the property you are immediately greeted by the bright and airy feel to the living room with its feature log burner set into the chimney breast, a must for those dark winter nights. There is beautiful flooring to match the period feel of the double glazed sash window to the front.

Through to the dining room and you pass a large under stairs storage cupboard. The dining room itself is as equally stunning as the living room with the flooring being continued, plenty of space for a large table and there is also a period fireplace facade as well as a window.

Heading to the rear and we enter the fantastically designed kitchen, laid out to maximise the storage space with all appliances built-in. There is everything anyone could need, dishwasher, washing machine, oven, hob and extractor as well as large fridge and freezer underneath. At the back of the kitchen is an excellent stable door out to the garden.

Upstairs to the right is the main double bedroom with built-in storage cupboard and window to the front, in the middle of the house is the second double bedroom again with built-in storage and window to the rear.

At the back of the upstairs is the lovely period style bathroom with large wash basin, WC and bath with overhead shower and screen.

Outside to the front is a small private garden area, at the rear of the house is a very long south westerly facing garden on different levels with an excellent raised deck area featuring seating space to soak up the sun, an 8ft x 6ft garden studio with power, light and heating and a storage shed underneath.

Just an 18 minute walk to Godalming Station.

Council Tax Band D

- Character House
- Two Bedrooms
- Period Features
- Immaculately Presented
- Stunning Kitchen
- Beautiful Decor
- Log Burner
- Sash Double Glazing
- Large Garden
- Home Studio



Floorplan

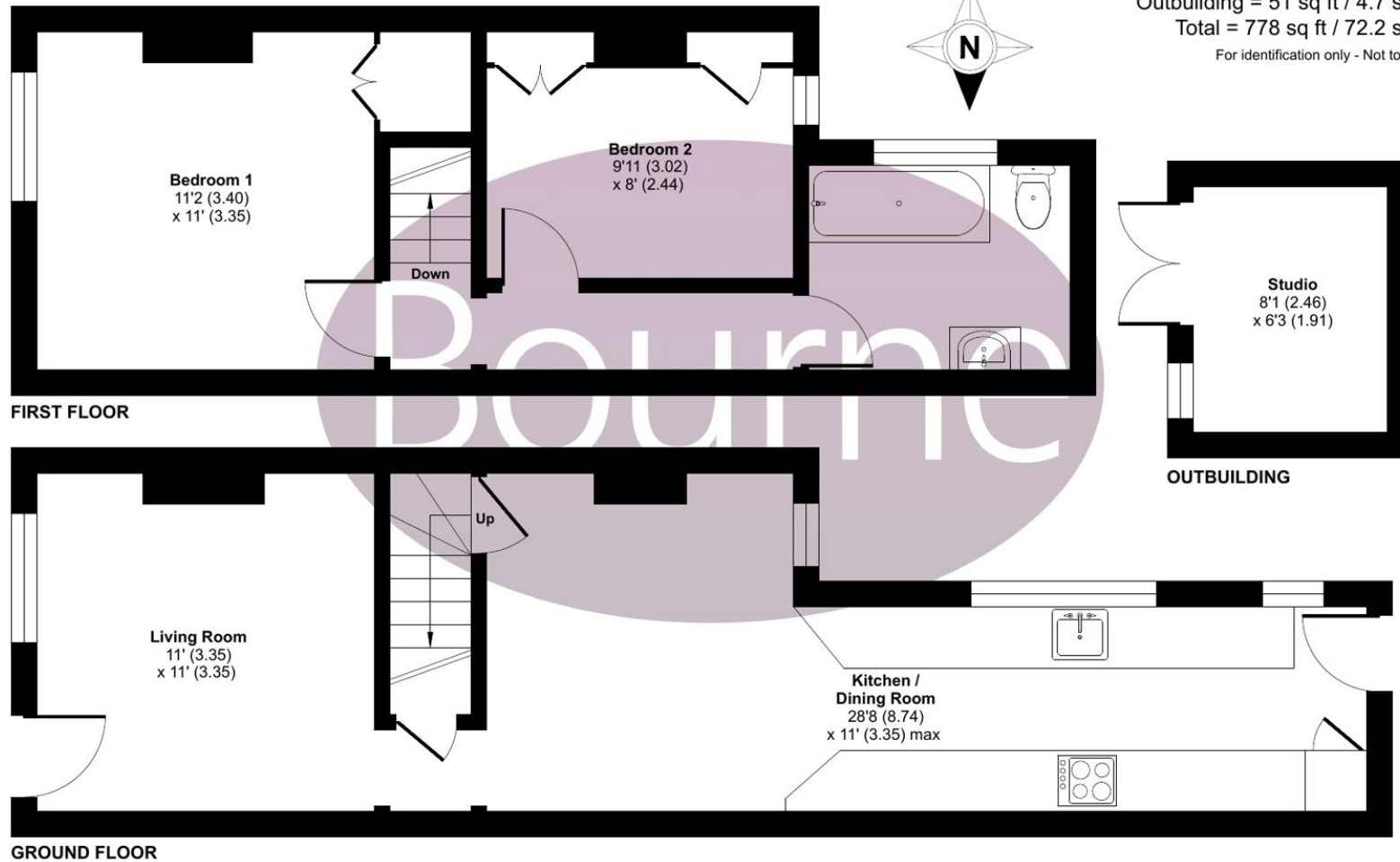
Eashing Lane, Godalming, GU7

Approximate Area = 727 sq ft / 67.5 sq m

Outbuilding = 51 sq ft / 4.7 sq m

Total = 778 sq ft / 72.2 sq m

For identification only - Not to scale

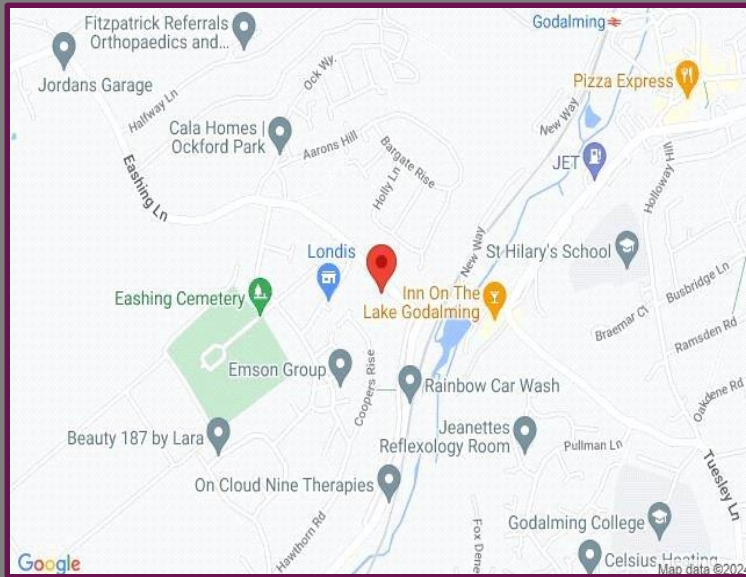


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1089750

Location

Eashing Lane is located on the Southern side of Godalming and is under a mile's walk of the town centre itself which has a variety of independent and High Street brand shops plus several cosy pubs to enjoy.

The mainline station is approx 0.8 of a mile away and there are direct links to London Waterloo and easy access to Guildford and beyond via the A3, A31, M3 and M25.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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...

GODALMING: 41 High Street, Godalming, Surrey, GU7 1AU

Tel: 01483 427699 | Email: godalming@bourneestateagents.com

Web: www.Bourneestateagents.com