MARE LANE



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GODALMING, GU8 4JH

Available:22nd January 2027

£2,500 PCM (Per Calender Month)

House - Semi-Detached, 3 Bedroom
2 Bathroom, 2 Reception
Unfurnished

Summary

A newly refurbished semi-detached three bedroom house with private parking and outdoor space.

Key Features

- Three Bedrooms
- Village Location
- Newly Refurbished
- Private Parking
- Private Garden
- Separate Office
- Pets Considered on a case-by-case basis

GRANTLEY
SALES AND LETTINGS



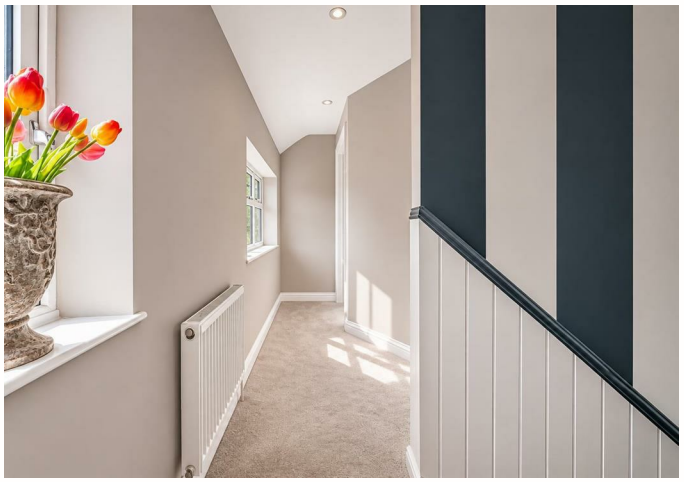












THE PROPERTY

Description

This three-bedroom semi-detached home is located in the centre of the village. Off the entrance hall is a kitchen and an open-plan sitting and dining room. In the kitchen, a new range-style cooker and extractor have recently been fitted. The kitchen also benefits from a full-size, fully integrated dishwasher as well as a fridge freezer. It provides plenty of storage and worktop space, with a rear door giving access to the private garden/patio.

To the left of the front door, the property benefits from an open-plan sitting and dining area with rear double doors leading out to the garden and a feature fireplace (inactive). A further separate utility/WC is also located downstairs just off the kitchen, with both a separate washer and dryer.

Upstairs has been newly carpeted and comprises the principal bedroom with an en suite, along with two further smaller double bedrooms. Off the landing is a separate family bathroom.

Outdoors

The property has both a front and rear garden, along with side access and private parking. The front garden is mostly laid to lawn, while the rear garden features a patio and lawn area, with rear access through a gate leading to your private off-street parking.

Within the rear garden, a separate outbuilding provides functionality for either an office or storage space, as well as a separate compartment for gardening tools and equipment.











Location

Located in the picturesque village of Hascombe, the property enjoys access to a charming local pub and beautiful countryside walks, while also benefiting from convenient links to Godalming and its full range of amenities including mainline station to London Waterloo.

Council Tax

Waverley Band D - 2,447.67 per annum

Utilities
All electric heating - no gas

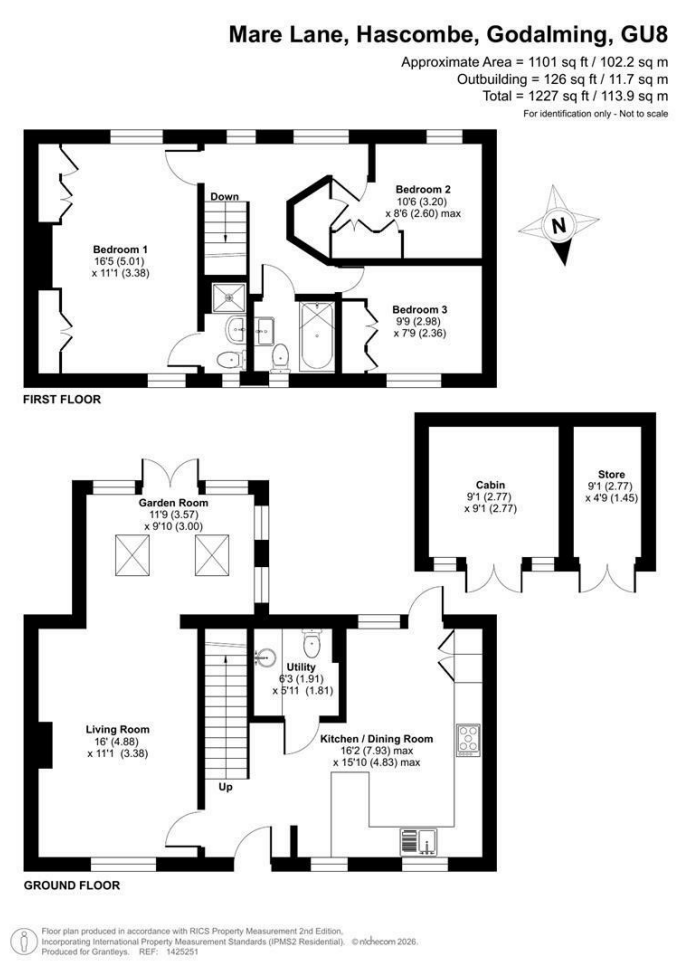
EPC rating of an 'E'

Holding deposit - £576.00 1 weeks rent
Security Deposit - £2,884.00 5 weeks rent

Pets to be considered on a case by case basis

To check broadband and mobile phone coverage please visit Ofcom website:
ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

NB The letting of this property is on behalf of a Connected Person to Grantley



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