



22 North Street, Farncombe, Godalming, Surrey, GU7 3NE

CLARKE  GAMMON
1919

22 North Street

FARNCOMBE, GODALMING, SURREY, GU7 3NE

A beautifully renovated and extended Edwardian home, originally dating back to 1908, situated in a highly convenient central Farncombe setting, whilst and offering the rare benefit of off-street parking.

The property has been comprehensively and thoughtfully renovated by the current owners, combining Edwardian character with a high-quality contemporary finish. Great care has been taken over the specification, with double glazed sash windows throughout, beautifully appointed bathrooms with Minoli tiling and made-to-measure vanity units, and an outstanding interior-designed kitchen, hand finished in Ireland.

The ground floor provides excellent living and entertaining space. To the front is an elegant sitting room with an open fire, creating a comfortable and characterful reception space. To the rear, the house opens into a superb kitchen/dining/family room, which forms the heart of the home. The kitchen is fitted with Neff appliances, an extractor, a five-ring gas hob, space for a freestanding fridge freezer and a stainless steel sink, all complemented by elegant marble-effect quartz work surfaces with grey veining. A large central island provides ample seating, while there is generous space for dining and entertaining. A picture window above the sink enjoys views over the garden, with sliding triple-panel full-height doors opening directly onto the outside space. A stylish three-piece ground floor shower room completes the accommodation on this level.

On the first floor there are three bedrooms, one of which is currently utilised as a dressing room, together with a high specification three-piece bathroom with a shower over the bath. The loft space is accessed via a pull-down ladder and has been newly insulated, boarded and carpeted, providing excellent storage and further usable space. There is also scope for a future loft conversion, subject to the necessary permissions and consents, with neighbouring precedent nearby.

Outside, the rear garden has been attractively landscaped and provides a lovely private setting with paved seating areas, lawn, mature planting and a useful outbuilding. To the front, the property benefits from off-street parking, a particularly rare advantage in such a central Farncombe position.

- Fully renovated Edwardian home dating back to 1908
- Within easy reach of Farncombe station, village shops and amenities
- Impressive kitchen/dining/family room with island seating and garden access
- Three bedrooms, one currently used as a dressing room
- Boarded loft space with scope for conversion, subject to consent
- Rare off-street parking for a central Farncombe location
- Superb interior-designed kitchen, handmade in Ireland, with Neff appliances
- Elegant front sitting room with open fire
- High specification bathroom and separate ground floor shower room
- EPC: D

CG GUILDFORD

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

T: 01483 880900

E: guildford.sales@clarkegammon.co.uk

clarkegammon.co.uk

Local Authority: Waverley Borough Council / Tax Band D

Services: All mains services are connected to this property









SITUATION

North Street is ideally placed in the heart of Farncombe, within easy reach of the village centre and its day-to-day amenities. Farncombe offers a good range of local facilities including shops, cafés, public houses, a pharmacy, convenience stores and local schooling, together with access to the railway station.

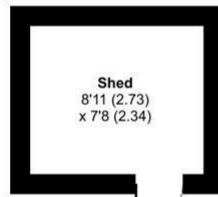
Farncombe station provides regular services to London Waterloo, with journey times from around 38 minutes and average journeys around 53 minutes.

The nearby town of Godalming offers a wider selection of shops, restaurants, cafés, supermarkets and leisure facilities, while Guildford is also readily accessible and provides an extensive range of shopping, recreational and cultural amenities, together with further rail connections and access to the A3.

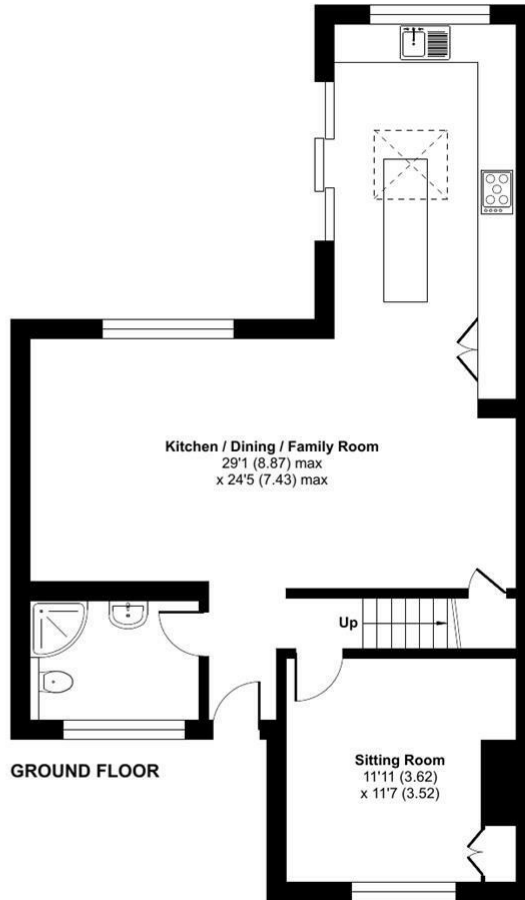
The surrounding area is well served by countryside walks, the River Wey, local parks and attractive open spaces, making this a superbly convenient yet characterful home in a highly sought-after Farncombe setting.



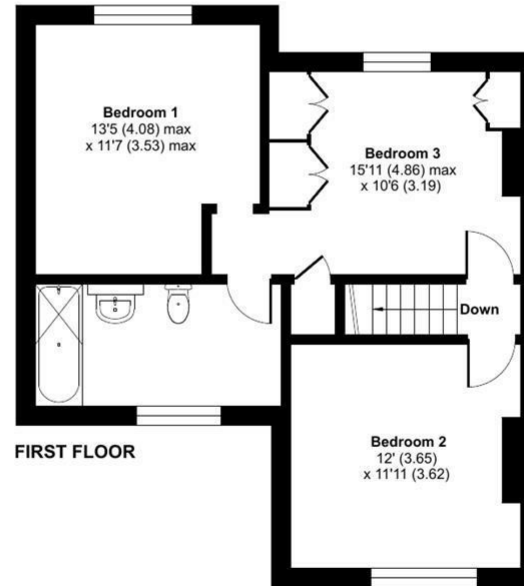
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

North Street, Godalming, GU7

Approximate Area = 1305 sq ft / 121.2 sq m
 Outbuilding = 69 sq ft / 6.4 sq m
 Total = 1374 sq ft / 127.6 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Clarke Gammon. REF: 1469854

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

