



Godalming, Surrey

Guide Price £975,000



# Godalming, Surrey

Beautiful detached five bedroom family home with a mature 80ft rear garden.

From the roadside there is a garage, two off street parking spaces and a well tended front garden that holds the first outdoor entertaining space and providing a beautiful introduction to the property.

The living room provides a welcoming space for relaxing with the fireplace being a focal point and the polished parquet flooring another standout feature. Doors from the living room lead into the second reception that whilst currently being used for consultations is very much a multi purpose room. The bespoke kitchen offers plenty of cupboard space, a range cooker and ceramic sink being two features to highlight. Moving into the extended area of the house the downstairs cloakroom with shower is a real benefit. The breakfast area leading from the kitchen offers a great additional space and the Utility and Storage area adds further benefit to the ground floor.

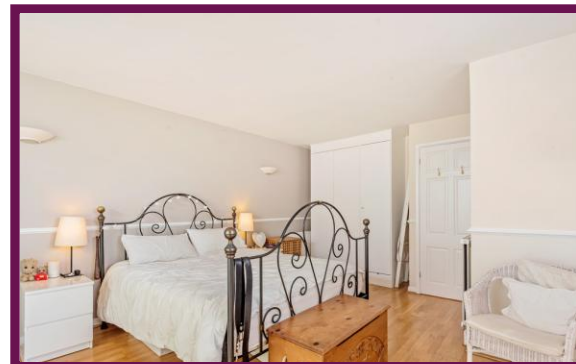
Upstairs the spacious feel of the property continues with no less than four bedrooms that can be classed as doubles. The largest bedroom located facing the garden is over 18ft in length and is beautifully light and bright. In addition it offers a very special unique feature with patio doors leading straight into the garden and onto a private patio area. The garden itself offers great space for entertainment, perfect for a family and with lovely sunset views (Weather permitting).

Overall this is a property that has been enhanced significantly by the current owners and still offers even more scope for further development. Combine this with a superb location, walking distance to central Godalming and within the Busbridge catchment area for their highly desirable schools what is there not to like?

Call now to make an appointment to view.

Tenure:Freehold  
Council Tax Band : F

- Detached House
- Five Bedrooms
- Two Receptions
- Breakfast Room
- Bespoke Kitchen
- Parquet Flooring On Ground Floor
- Working Fireplace
- Garage
- Close To Local Shops & Mainline Station
- 80ft Rear Garden



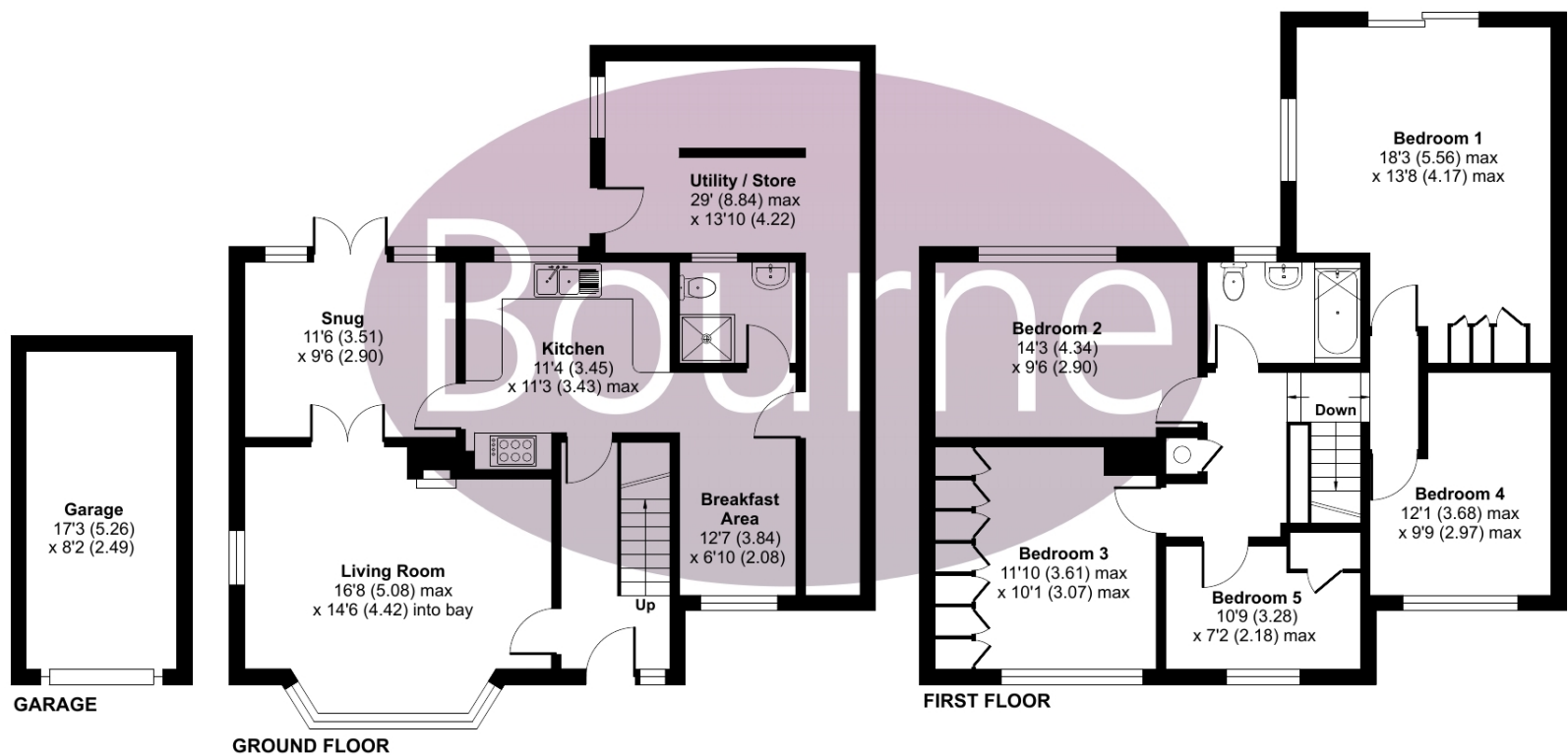
# Floor Plan



## Shackstead Lane, Godalming

Approximate Area = 1885 sq ft / 175 sq m (includes garage)

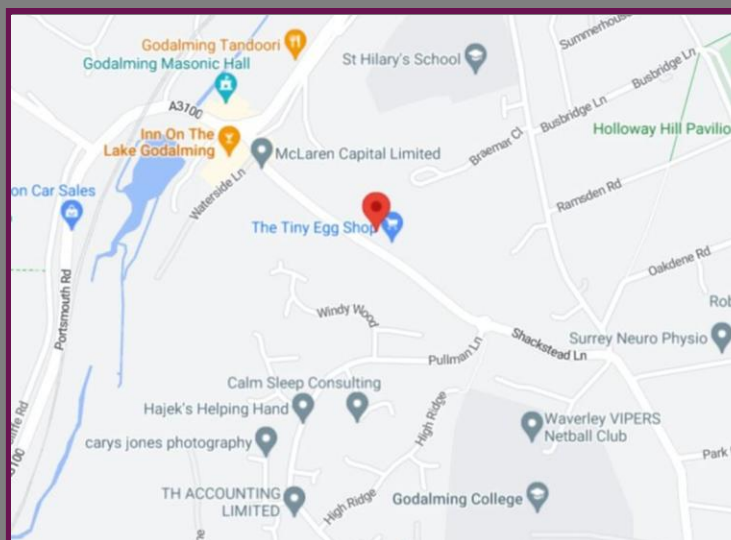
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Bourne Estate Agents. REF: 901068

# Location

The market town of Godalming has a picturesque and historic High Street with an excellent array of shops, bars, restaurants, as well as three 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 and London's airports is approx 2 miles from the town centre. There is 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		
69-80	C		
55-68	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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