



Godalming, Surrey

A magnificent detached character family home, located in the heart of Elstead, which has been renovated throughout with just under half an acre plot.

The current owners have invested a great deal into the property and it is immediately apparent even before you step through the door. The landscaped gated front driveway offers plenty of space for multiple cars.

Entering the property the kitchen is, in one word, magnificent! With bespoke designer fittings and fixtures, a beautiful central island and an Aga cooker taking centre stage. This is a kitchen even the most discerning of cooks would be proud of. The dining room continues the spacious theme and will easily seat 20 people on one sitting, with a separate serving area and bar offering something very special. A utility area leads off from the dining room and benefits not only from having two washing machines and dryers but also a separate sink.

The living room has, as the centrepiece, an open fire and plenty of space for further entertaining.

Upstairs you have five bedrooms and no less than three en-suites, with the main bedroom offering an impressive 16ft sq and a marvellous bathroom. In addition, a loft offers great scope for further development.

Heading into the garden the current owners have also invested heavily, building a substantial outbuilding that offers not only a roofed fully fitted barbecue area but an office/games room and a separate store. The remainder of the garden offers amazing space and at the very top of the garden you have spectacular views over Elstead.

Within walking distance of the village shop, coffee shop and pub this is something you won't want to miss.

Viewings are strictly by appointment only and highly recommended.

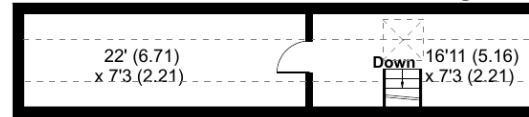
Tenure : Freehold
Council Tax Band G

- Five Double Bedrooms
- Three En Suite Bath/Shower Rooms
- Two Receptions
- Bespoke Designer Kitchen/Diner
- 26' Dining Room
- Utility Room
- Living Room With Open Fireplace
- Gated Driveway With Space For Multiple Cars
- Outbuilding With Store, Office & Utility Rooms
- Landscaped & Tiered Garden With Beautiful Views



Floor Plan

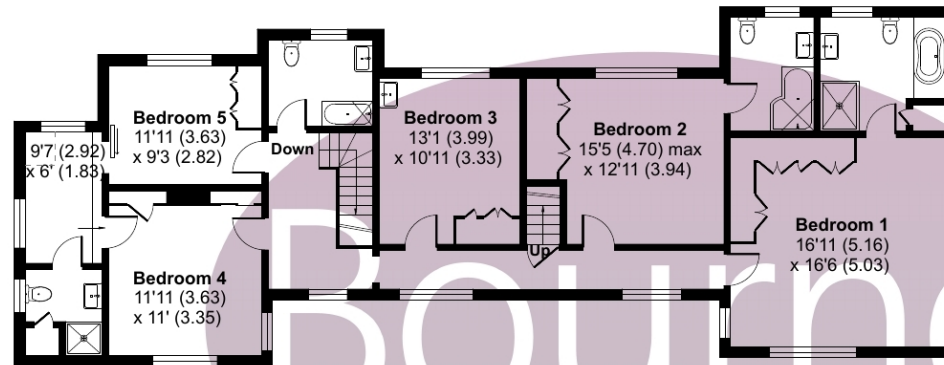
Mill Mere, Staceys Farm Road, Elstead, Godalming, GU8



LOFT

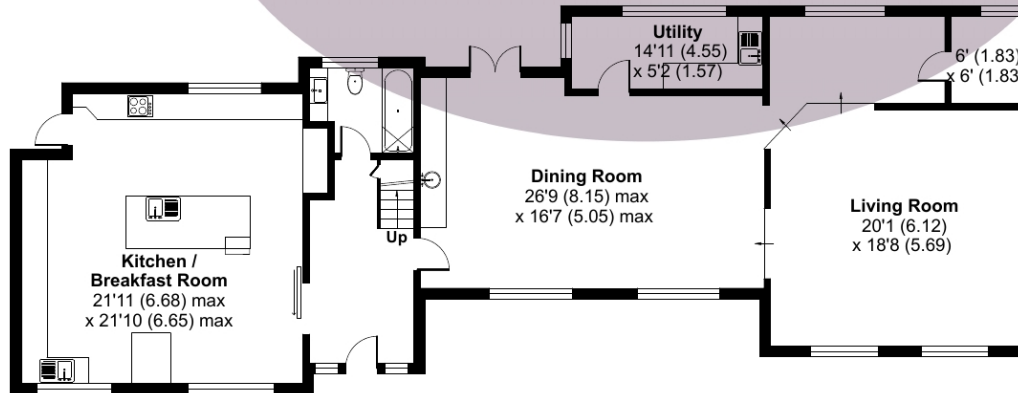
Approximate Area = 3280 sq ft / 305 sq m
Limited Use Area(s) = 164 sq ft / 15 sq m
Outbuildings = 425 sq ft / 39 sq m
Total = 3869 sq ft / 359 sq m

For identification only - Not to scale

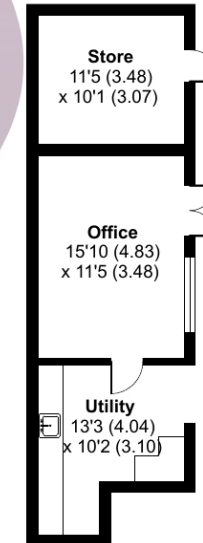


FIRST FLOOR

Denotes restricted
head height



GROUND FLOOR



OUTBUILDING 1 / 2

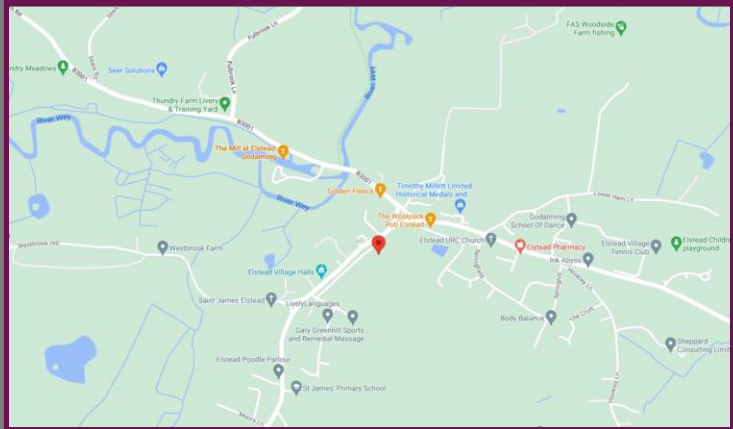


Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2022.
Produced for Bourne Estate Agents. REF: 901626

Location

Elstead is set amongst miles of open countryside and common land, laced with footpaths and bridleways, ideal for lovely country walks. The property is situated conveniently in the centre of the village, with its village shop, three pubs, doctor's surgery, church and school. There is a real sense of community with the village hall, tennis, football and cricket clubs. Elstead is virtually mid-way between the larger market towns of Godalming and Farnham, with the neighbouring village of Milford providing additional amenities, access onto the A3, and the nearest mainline station, serving Waterloo in 50 minutes.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 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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