

Bourne



Brighton Road, Godalming

Guide Price £635,000

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Built in 1886 this beautiful character cottage has a wealth of period features and offers spacious accommodation. There are feature fireplaces in all principle rooms, wood flooring and attractive windows, the property also has the benefit to extend (Subject to Planning consent).

The Lounge has a beautiful working fireplace, dual aspect, door leading onto kitchen, wooden flooring. Access to under stairs storage area. The Dining room also has a working fireplace, wooden flooring, overlooking the front, access into the kitchen. The kitchen is a country style kitchen with an excellent range of cupboard units with wooden work surfaces. Overlooking the courtyard area to the rear. There is also a lobby area to the side ideal for coats and shoes, with access to the rear. The Downstairs Cloakroom consist of a WC and wash hand basin and window to the rear which completes the ground floor accommodation.

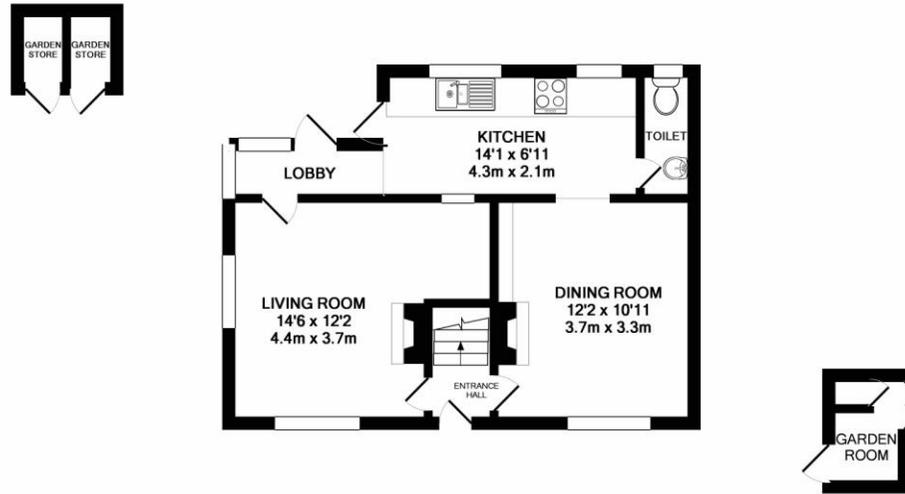
On the first floor, Bedroom One which is a good side double bedroom with built-in storage unit, feature fireplace. Bedroom Two, also a double bedroom with window to the front, built-in storage cupboard, feature fireplace. Bedroom Three, another good size room with airing cupboard and further built-in wardrobes with sliding doors. to complete the first floor accommodation comes the Family Bathroom, a white suite, partly tiled, WC, wash hand basin, bath with shower over and shower screen, towel rail and window to the rear.

There is a large driveway to the front with plenty of space for parking. A gate gives access to the side and rear. To the back of the house is a lovely private courtyard area, with two storage units built-in to the garden wall. The gardens are tiered, laid to lawn with a wonderful selection of mature shrubs and bushes to the borders. The top section is laid to patio with a BBQ area ideal for entertaining. The Garden Room is an excellent additional feature and can have a variety of uses.

- Semi Detached Character Cottage
- Three Bedrooms
- Walking Distance Of Centre And Mainline Station
- Fitted Kitchen
- Large Garden Room
- Sitting Room With Feature Fireplace
- Seperate Dining Room
- Good Sized Private Garden
- Sun Terrace With Views
- Off Road Parking



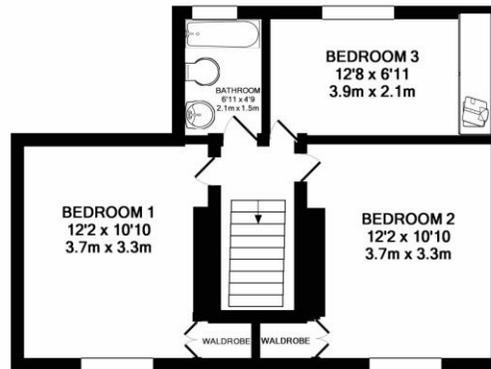
Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 500 SQ.FT.
(46.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 881 SQ.FT. (81.9 SQ.M.)

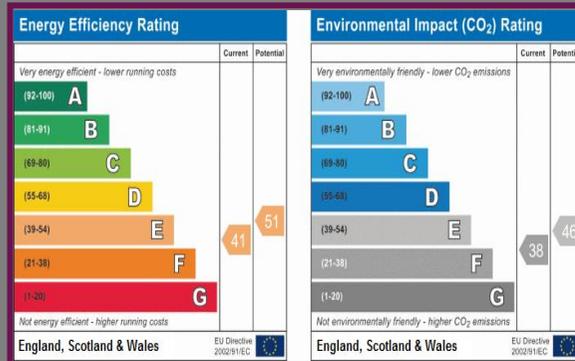
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
APPROX. FLOOR
AREA 381 SQ.FT.
(35.4 SQ.M.)

Location

From our offices in the High Street, continue along in the direction of Station Road. At the T Junction turn left then immediately left at the traffic lights on to Flambard Way. Continue along turning right at the traffic lights into Brighton Road. Continue up the hill whereby the property is found on the right hand side after approximately 0.5 miles.



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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