

Bourne



Godalming, Surrey

£740,000

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This Spacious, versatile and well presented detached family home is conveniently positioned in an extremely popular location.

On the ground floor the accommodation comprises a welcoming hallway with wooden flooring throughout and doors to the main reception rooms. The kitchen is located at the rear of the property with rural views over the garden and allotments beyond. Fitted with an array of wooden eye and base units, a ceramic tiled floor, integrated gas hob and electric oven, dishwasher, and fridge/freezer. The sitting room has a fitted gas burner in the fireplace, feature bay window and double doors leading into the dining room and following on from there is the family room with double doors to the rear garden, this natural flow offers great entertaining and family space. The study occupies the front position of the property but has the benefit to be used as a fourth bedroom. To complete the ground floor accommodation there is a separate utility room with side access and a downstairs cloakroom.

On the first floor there is a good size landing area with doors to all rooms. The master bedroom at the front of the property is of a very generous size and benefits from the En-suite shower room. This room is followed by the family bathroom consisting of a four piece bathroom suite also being of a generous size. Bedrooms two and three follow with windows to the rear aspect offering beautiful rural views.

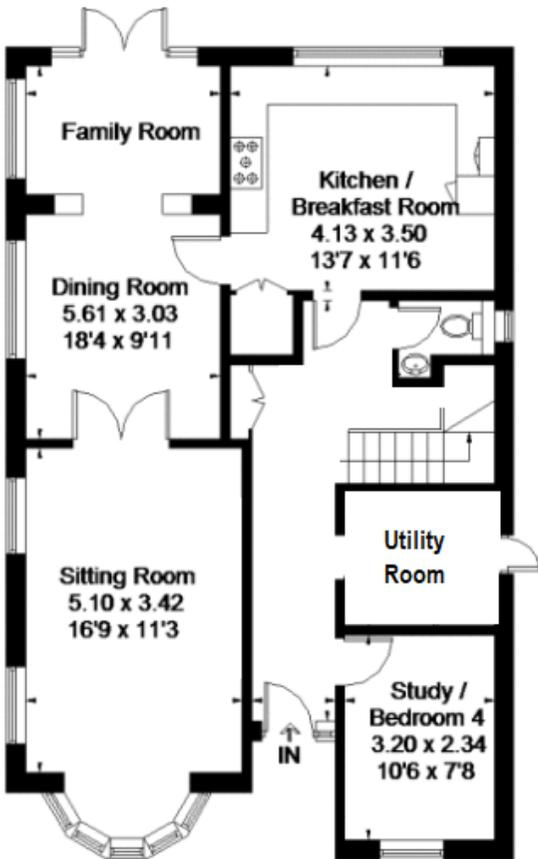
Outside, to the front of the property is a driveway allowing parking for several cars and a small area of lawn and flower bed. via the side gated entrance the patio area at the rear of the property enjoys views along the garden and into the allotments. The garden is mainly laid to lawn with various shrub borders and being of a west facing orientation, it enjoys plenty of sunlight.

- Detached Family Property
- Three/Four Bedrooms
- Three/ Four Reception Rooms
- Off Road Parking For Several Cars
- Sought After Location
- Good Size Rear Enclosed Garden Backing Onto Allotments
- Sitting Room With Feature Bay Window And Gas Burner
- Family Room With Double Doors To Rear Garden
- Master Bedroom & En-suite
- Large Four Piece Family Bathroom

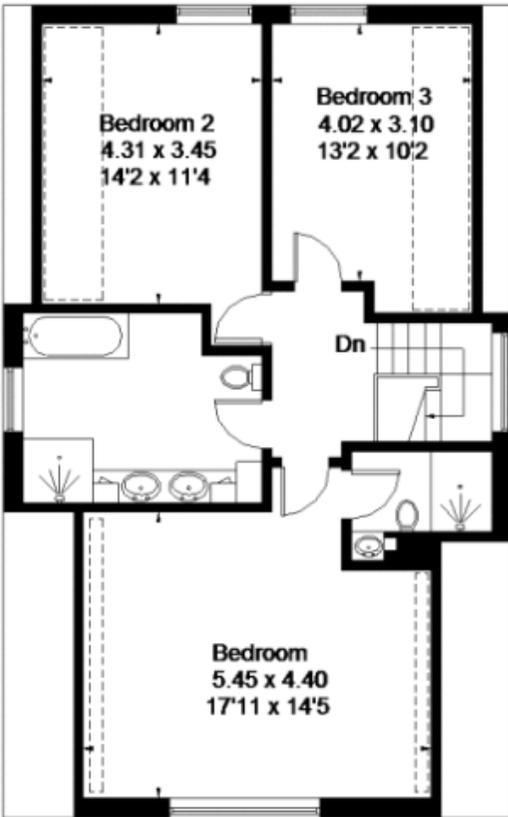


Floor Plan

Ground Floor



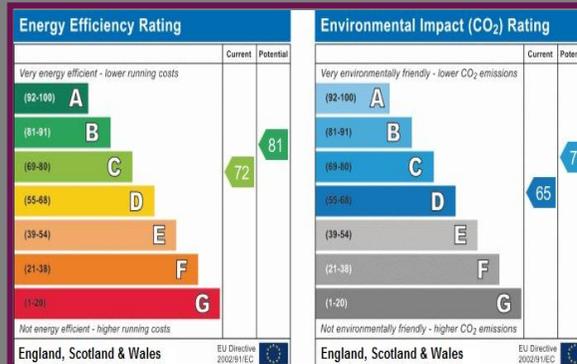
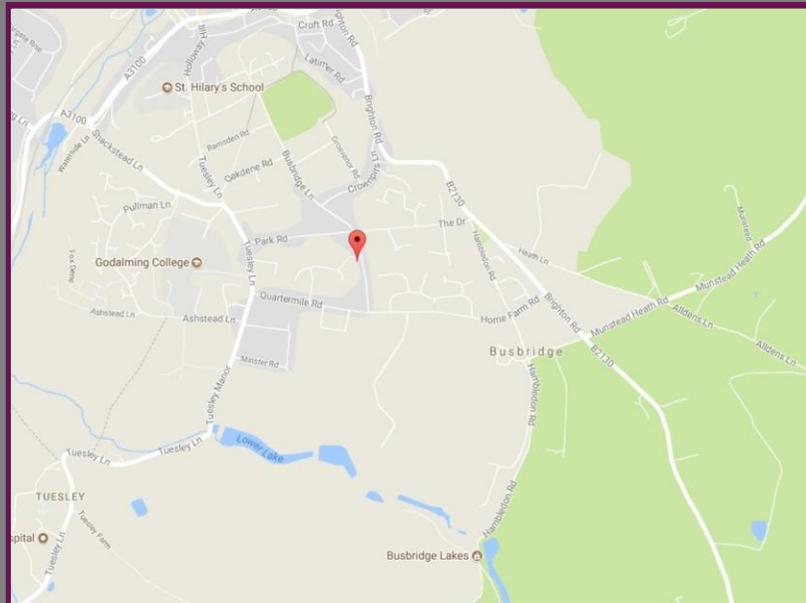
First Floor



Approximate Gross Internal Area
161.4 sq m / 1737 sq ft

Location

Occupying a sought after and convenient location, with rural outlooks over woodland to the front and allotments at the rear, the house is within 0.7 mile of the town centre and station. Busbridge is an extremely popular residential area because of proximity to excellent schools including St Edmunds Roman Catholic School, Busbridge Infant and Junior Schools, St Hilary's and Godalming Sixth Form College. There is a footpath within 100 meters providing endless footpaths and bridleways into the countryside. Godalming high street provides a wide range of specialist shops, restaurants and cafes, as well as Waitrose and Sainsbury's supermarkets. The mainline station to Waterloo is within a mile, with frequent services to London (47 mins).



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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