



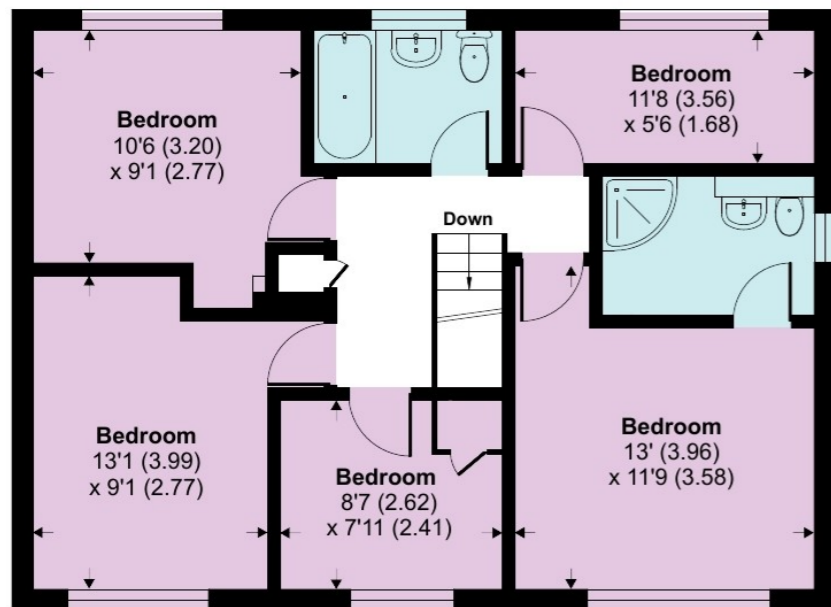
Springhill, Elstead, Godalming, GU8

Approximate Area = 1488 sq ft / 138.2 sq m (includes garage)

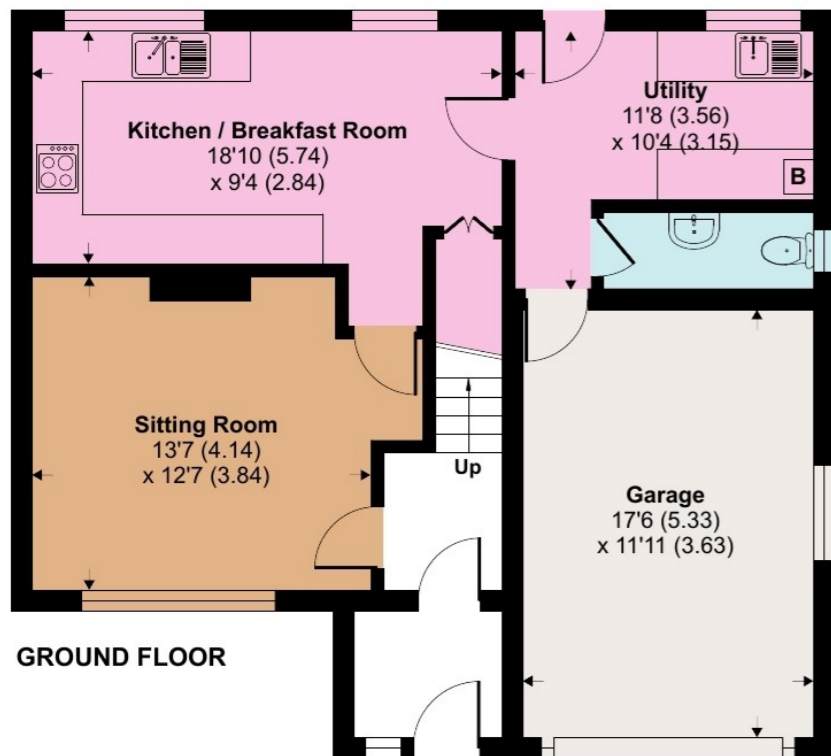
Outbuilding = 48 sq ft / 4.4 sq m

Total = 1536 sq ft / 142.6 sq m

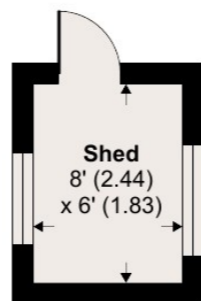
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Springhill, Elstead, Godalming, Surrey, GU8

Guide Price £650,000

Situated in the heart of Elstead village, this beautifully presented five bedroom home offers turnkey living.

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ACCOMMODATION

- Heart of Elstead village
- Sitting room with wood burning stove
- Stunning kitchen/breakfast room
- Utility room
- Principal bedroom with en suite shower room
- Four further bedrooms
- Gravelled driveway and garage
- South easterly facing garden
- Walking distance to shops

DESCRIPTION

Approached via a gravelled driveway, this beautifully presented semi detached family home has been updated by the current homeowners and now offers approximately 1500 sq ft of light and spacious accommodation.

This spectacular family home offers trendy turnkey living that is located within a popular area of Elstead, only moments away from village amenities and just over 2 miles from A3 for road communications.

The high specification accommodation is spacious throughout, perfect for family and/or multi-generational living.

Upon entering, there is a large entrance porchway, leading onto entrance hallway, bespoke kitchen/breakfast room with adjoining utility room with back door to rear, sitting room with wood burning stove, downstairs cloakroom, understairs storage and access to large integral garage.

To the first floor, there is an impressive principal bedroom with en suite shower room, two further double bedrooms, two single bedrooms and family bathroom.

Outside
The property sits back from the road and has a large gravelled driveway providing parking for three cars and the front is enclosed by mature hedging.



Towards the rear of the property there is a large level garden that is mainly laid to lawn, is well screened on all sides providing upmost privacy and faces south easterly in direction. There is a large decked terrace, wood store and garden shed.

LOCATION

The village of Elstead, situated between Godalming and Farnham, has a convenience store, covering most day to day needs, as well as a post office, doctors' surgery, dentist and pharmacy. The area is surrounded by wonderful countryside, including various commons that link up to give extensive walking, riding and cycling country. There are three inns, one of which is The Mill, which still features a functional mill wheel and sits overlooking the River Wey.

The A3 linking the M25 and London's airports is approx 2 miles from the village centre and the mainline station at Milford is approx 3½ miles and the mainline station at Farnham is approx 5 miles, both providing direct services into Waterloo (50 and 55 minutes respectively). The picturesque and historic market towns of Godalming and Farnham (both approx 5 miles from the village) have an excellent array of shops, bars and restaurants as well as supermarkets and a bus route connecting the towns with Elstead. Guildford, approx 7 miles from the village centre, which has a multitude of shops, theatres, cinema and restaurants. The property is in close proximity to some excellent schools in the area that cater for all age groups, both in the public and private sectors.

LOCAL AUTHORITY

Waverley Borough Council, Godalming

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	