



Godalming, Surrey

Offers in excess of £350,000



# Godalming, Surrey

A beautifully appointed Bungalow which has been sympathetically extended and decorated by the current owners to provide two double bedrooms, good sized living space with a modern kitchen and bathroom, there is a fun filled garden space ideal for entertaining as well as off road residents parking in a stunning countryside village.

Upon entering there is a hall area giving access to all rooms, at the end of the hall and to the rear of the property is the circa 14ft living room which houses a rustic log burner, ideal for those colder nights in, there are windows to the rear as well as a door onto the patio and garden.

Bedroom two is also at the back and is a good size double with windows to the rear, there is also a built-in storage cupboard.

Heading back towards the front of the property, off the hallway to the left is the kitchen with an array of built-in units and ample wooden block worktop area, there is space for appliances and a cooker in the centre with extractor. The kitchen also benefits from underfloor heating and there is a window to the front.

Across the hallway is the spacious bathroom comprising WC, wash basin and bath with shower overhead as well as benefitting from a heated towel rail. There are two further storage cupboards in the hallway.

To the very front of the home and into the extension you will find the large light and airy main bedroom with vaulted ceiling giving a real sense of space, there is also a built-in storage cupboard and plenty of wall sockets giving great options for usage.

Venture outside to the front and there is a private fenced garden with gate out towards the residents private parking area. The rear garden is fantastic, a real entertaining space with its outdoor kitchen and Pizza Oven set-up, large patio area and garden building, it is West facing so ideal for those summer evenings of cooking and relaxing.

Planning has previously been approved with Waverley Borough Council to include extending into the roof on planning number WA/2019/0632

Ideal for first time buyers or downsizers alike, it is a stunning village to live in and very popular with Godalming and Farnham so close by.

Freehold

- Bungalow
- Chain Free
- Two Bedrooms
- Living Room with Log Burner
- Extended and Redecorated
- Modern Kitchen
- Modern Bathroom
- Patio and Garden
- Garden Kitchen
- Garden Building
- Parking



# Floorplan

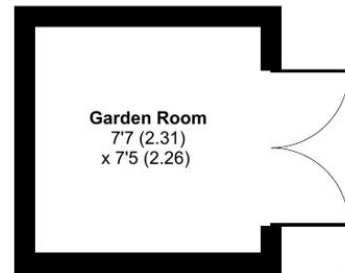
## West Hill Close, Elstead, Godalming, GU8

Approximate Area = 687 sq ft / 63.8 sq m

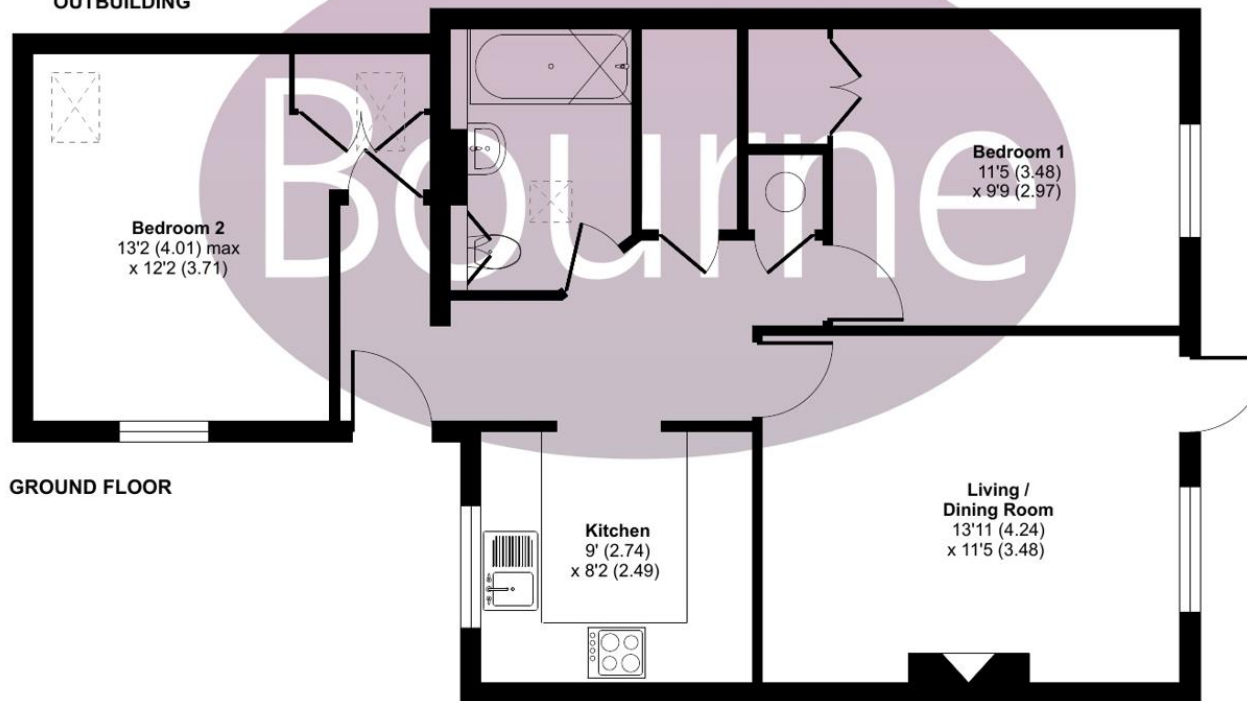
Outbuilding = 56 sq ft / 5.2 sq m

Total = 743 sq ft / 69 sq m

For identification only - Not to scale



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1095442

# 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 close to 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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.



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