



19 Rowan Drive, Godalming, Surrey, GU7 1UB

Asking Price £1,150,000

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Rowan Drive offers a unique selection of large detached family homes that are perfectly in tune with the demands of modern family life and with careful consideration towards energy efficiency – achieving a B-rated EPC. The unique design is adorned with larch wooden cladding with post and rail fencing to the front aspect. It also has the benefit of attractive wooded surroundings.

Stepping inside, you are initially greeted by a bright and spacious entrance hallway that sits centrally in the home. "Light and airy" has become cliché estate agent talk; however, it suitably applies as a result of the upper levels' galleried landings that cast abundant light through the two-storey-high front and rear windows, another unique feature of this intriguing home.

On the ground floor, the property offers a family kitchen/diner and living area. Differing from its original design, the kitchen has been tastefully extended to create a real family entertaining space, with double patio doors that merge the indoor and outdoor spaces. Another benefit of this extended space is the incorporation of an internal access to the garage as well as a rear door from the garage to the garden.

The kitchen itself is well fitted out with an abundance of eye level and base level storage cupboards in addition to a central kitchen island with a sink, further to this there is a dishwasher, five ring gas hob and a stacked oven and grill. Also located on the ground floor is the sitting room/study with another pair of French doors onto the garden. This room enjoys triple aspect views and could easily double as a playroom, snug, or gym space. For convenience, the ground floor also offers a large downstairs W/C.

Moving upstairs, the first floor provides another large reception room with a floor-to-ceiling windows and a vaulted ceiling above, with a small loft hatch. Further along the galleried landing are two double bedrooms, the larger of these two bedrooms is dual-aspect with its own en-suite. Additionally, on this floor there is a family bathroom comprised of a three-piece suite – bath with a shower attachment, sink, and toilet.

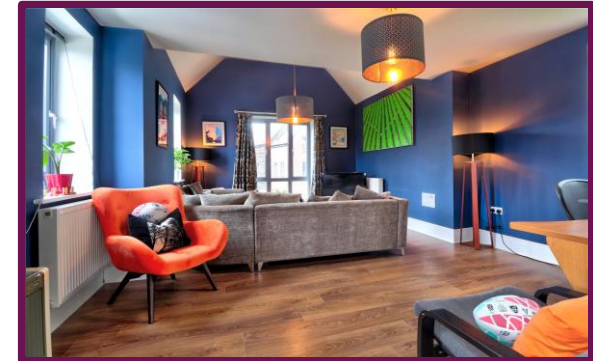
On the top floor, there are two further double bedrooms, both offer fitted wardrobes and two Velux windows, the principal bedroom is a spacious room with an en-suite bathroom and a dressing area with built-in wardrobes. Another attractive feature within the principal bedroom is a Velux balcony window that opens up fully to overlook the rear garden.

Externally, this home is no less impressive, with close to a fifth of an acre plot (0.15 acres) and comprises a variety of green lawned and patio spaces, the garden is well positioned, although North West Facing, its positioning on the street means it sees little shade and is a sunny and inviting space in warmer months. Furthermore the front of the plot is of a good size offering 2 off road parking spaces in addition to the garage.

In summary, this is a superb home that can only be truly appreciated by crossing its threshold. Enquire today to book an in-person visit to what could be your ideal family home for years to come.

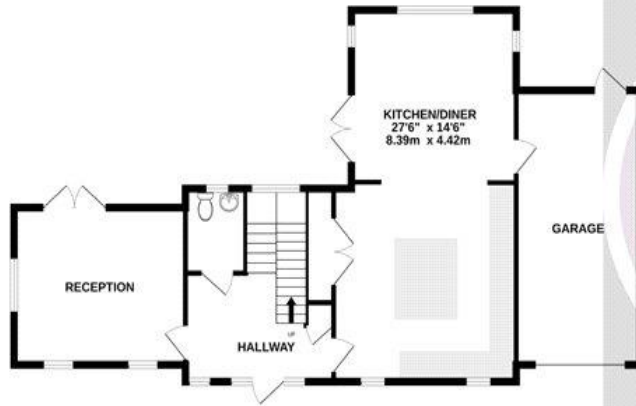
Tenure: Freehold
Council Tax Band G

- Detached
- Four Bedrooms
- Three Bathrooms
- Two Reception Rooms
- Extended Kitchen Diner
- Off Street Parking & Large Garage
- Sought After Development
- Circa a 10 Minute Walk to Milford Station

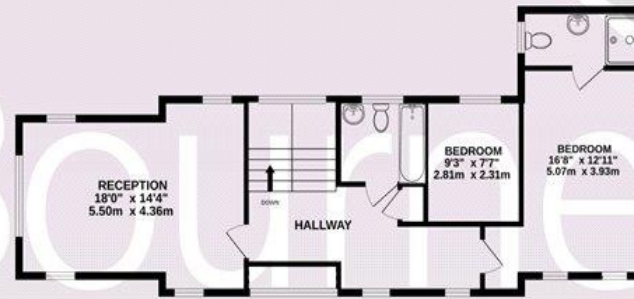


Floorplan

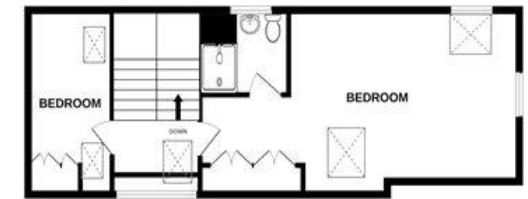
GROUND FLOOR
906 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR
734 sq.ft. (68.2 sq.m.) approx.



2ND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 2155 sq.ft. (200.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Location

The market town of Godalming is a short drive away and has a picturesque and historic High Street with an excellent array of shops, bars, restaurants, as well as three superstores. The mainline railway station is close to the town centre and provides direct services into London Waterloo in approximately 45 minutes. Additionally, Milford Station is less than a 15 minute walk away offering direct mainline services into London.

The A3, linking the M25 and London's airports, is approximately 2 miles from the town centre. There is an excellent selection of schools in the area that cater to most ages and denominations, both in the public and private sectors. Additionally, there are good leisure facilities including swimming pools and health clubs, and golf courses at Milford, Chiddingfold, and Hurtmore. The South Coast beaches are around 30 miles away. Guildford town, with its cobbled High Street, has a multitude of mainstream shops, cinemas, and theatres and is approximately 4 miles from Godalming, with direct bus and train connections available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	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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