



ESTATE AGENTS



Godalming, Surrey

OIRO £560,000

Godalming, Surrey

A unique opportunity to acquire an early 1900s home built on the cusp of the Victorian period and boasting many character features typical of the era. In addition to its attractive features, this prime location offers stunning countryside views and could be a dream come true for avid walkers, with some of the county's best loved walks available right from your doorstep with Bowlhead Green to the West and Hambledon Heath to the East.

Entering into the property you step into a lovely hallway, beautifully adorned in wooden floor boards and stair balustrading which leads to all rooms found on the ground floor. At the front is the living room with a large feature open fireplace and windows to the front, to the rear of the property is an open plan Kitchen/Dining room with centrally located open fireplace, there is an array of fitted kitchen units with space for appliances.

This room further projects its versatile entertaining space onto a raised deck with fantastic views of the picturesque countryside. Lastly the ground floor also offers the practical benefit of a downstairs WC.

Going upstairs, this home offers three double bedrooms across the first and second floors. On the first floor there is a large double bedroom to the front with a sizeable built in storage cupboard, to the rear there is a second double bedroom which enjoys excellent views of the countryside and the garden. Additionally, the first floor offers a spacious family bathroom comprising a bath with overhead shower, sink and WC.

On the top floor there is a third double bedroom with access to the eaves and a large storage cupboard, additionally the landing space this room is accessed via could be well utilised as a study or home working space.

The garden is one of this homes standout features, circa 180ft in length, it enjoys the benefit of being West facing, offering the chance to soak up the most of the summer sun. The garden also benefits from a concrete base circa 18x12ft which could be ideal for workshop, studio or large shed or Garden Kitchen.

Freehold

- Victorian Character
 - Stunning Countryside Views
 - Semi Detached
 - Three Bedrooms
 - 180ft West Facing Garden
 - Chain Free Sale
 - Open Fireplaces
 - Hardstanding for 18ft x 12ft
- Shed/Workshop



Floorplan



Haslemere Road, Brook, Godalming, GU8

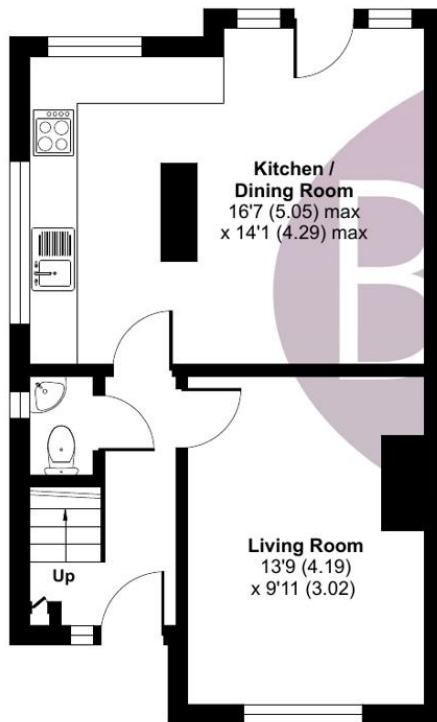
Approximate Area = 957 sq ft / 88.9 sq m

Limited Use Area(s) = 54 sq ft / 5 sq m

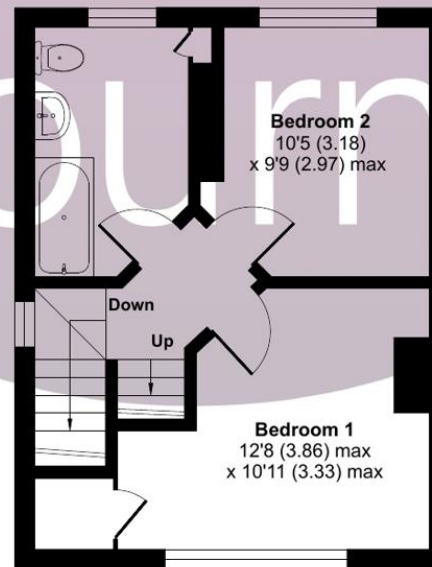
Total = 1011 sq ft / 94 sq m

For identification only - Not to scale

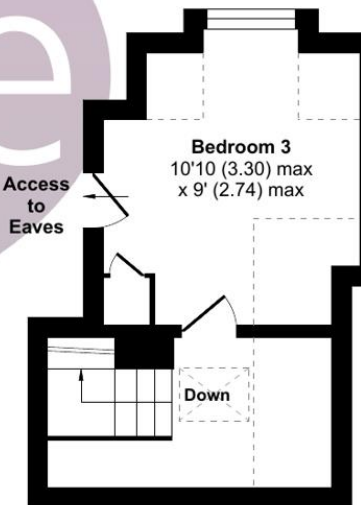
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



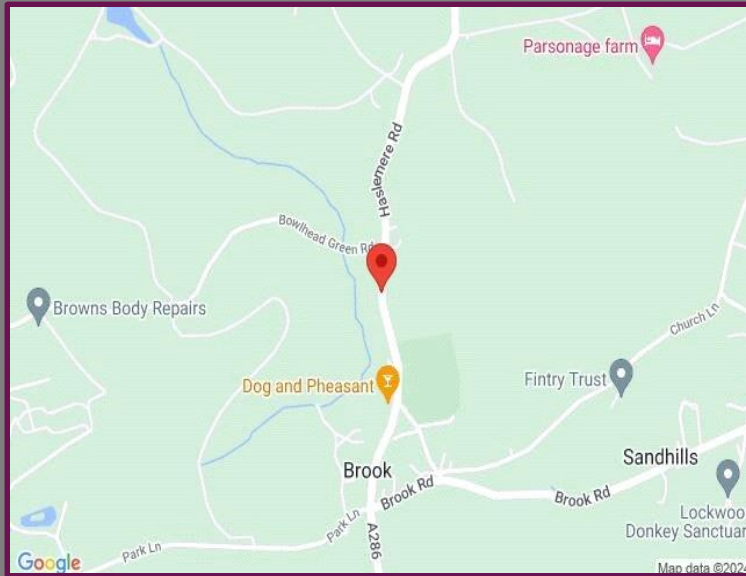
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1082695

Location

Brook is a charming hamlet just a few miles from Godalming and is surrounded by beautiful countryside with picturesque trails ideal for walking, cycling and horse riding.

The cricket green takes centre stage in the summer and there is a village hall, tennis court as well as the ever-popular Dog and Pheasant Inn.

Godalming town centre is just 13 minutes away by car with its comprehensive range of amenities, large selection of shops, restaurants and wine bars.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	46 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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