



ESTATE AGENTS



Godalming, Surrey

Asking Price £950,000



# Godalming, Surrey

Located on Busbridge Lane, this sizeable four-bedroom family home offers both generous internal living space in addition to a large garden and off-street parking. Entering into the property, a large reception room is situated at the front of the home with a large bay window making this a light and welcoming space. Additionally, an open fireplace provides an attractive focal point.

Heading towards the rear of the home, adjacent to the front reception room, is a large dining room/second sitting room. This room is of a good size and easily accommodates a large dining table with plenty of room for additional furniture.

Next door to the dining room is an open-plan kitchen with a breakfast room and an attached utility room. The kitchen offers a variety of eye and base level storage units, as well as ample countertop workspace. By way of appliances, there is a stacked oven & grill as well as a gas hob with an overhead extractor. The attached breakfast room is light and bright with an overhead skylight as well as double French doors leading out to the garden. As mentioned, the kitchen also offers an attached utility room with an adjacent downstairs bathroom fitted with a shower, sink & W/C. The utility room also provides an additional point of access to the garden and conveniently leads out directly to the rear garage door for convenient access.

Going upstairs, the accommodation is spread over two floors, with the first floor offering three bedrooms, two of which are well-sized double bedrooms. The third bedroom is a single bedroom, ideal for use as a child/toddler's bedroom or as a study.

The first floor also accommodates the family bathroom which is fitted with a bath with an overhead shower, sink & W/C.

On the second floor, you will find the principal bedroom which is a well-sized double bedroom with an attached W/C as well as access to helpful eaves storage.

Externally, the property sits on a large plot with the garden reaching circa 100ft and facing toward the West. The garden is divided into 2 main portions and is mostly laid to lawn with shrubs to either side and with a summer house at the end of the garden. To the front of the home, there is a large driveway able to accommodate several vehicles.

Additionally, there is a single garage to the left side of the home providing further off-street parking or helpful storage if needed. In summary, this is a superb family home located in the ever sought-after area of Busbridge and must be viewed in person to be fully appreciated.

Tenure: Freehold

- Chain Free Sale
- Four Bedrooms
- Semi-Detached
- Two Reception Rooms
- Kitchen with adjoining utility room
- Two Bathrooms
- Garage & Driveway Parking
- 100ft West Facing Garden

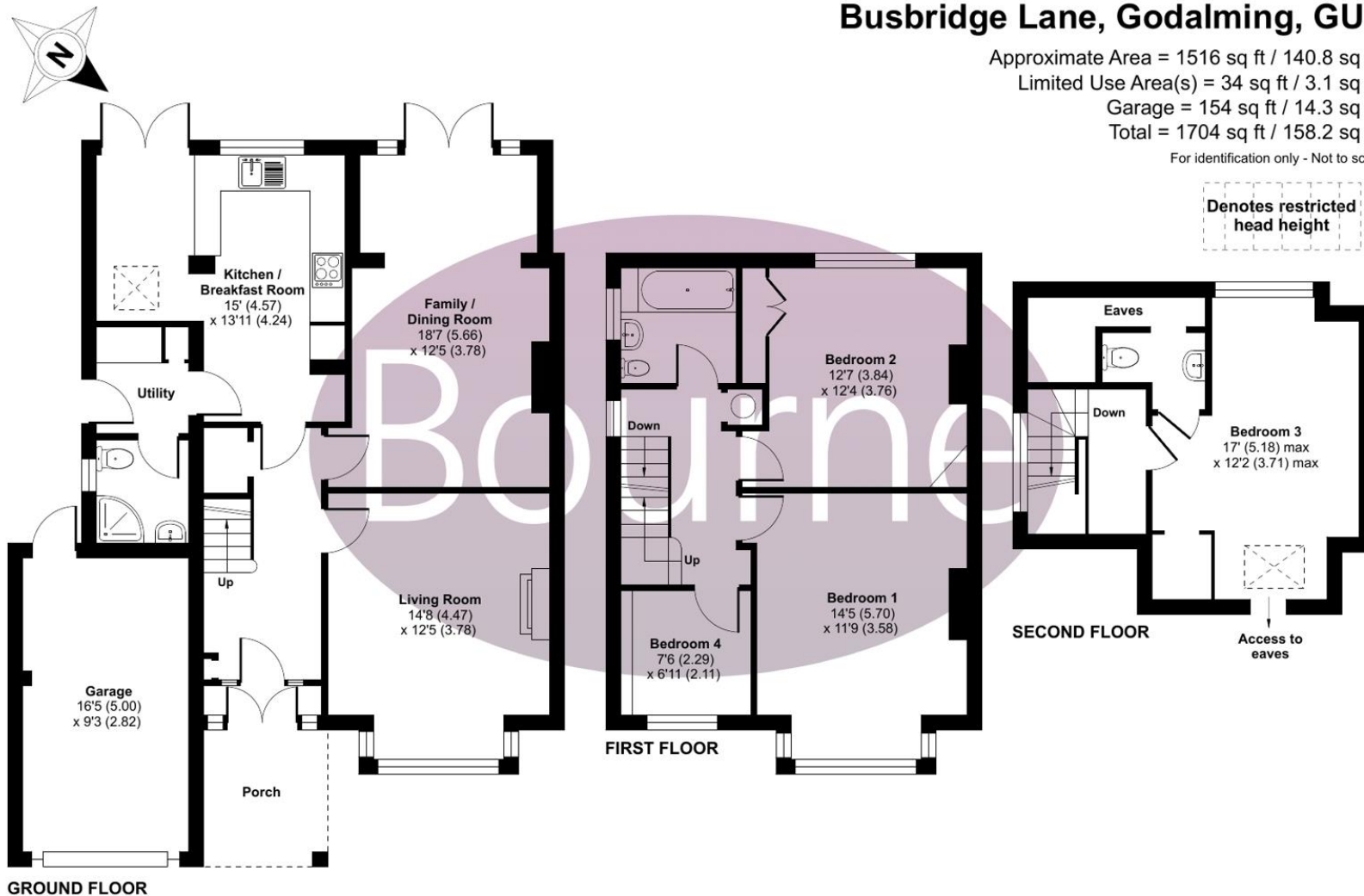


# Floorplan

## Busbridge Lane, Godalming, GU7

Approximate Area = 1516 sq ft / 140.8 sq m  
Limited Use Area(s) = 34 sq ft / 3.1 sq m  
Garage = 154 sq ft / 14.3 sq m  
Total = 1704 sq ft / 158.2 sq m

For identification only - Not to scale



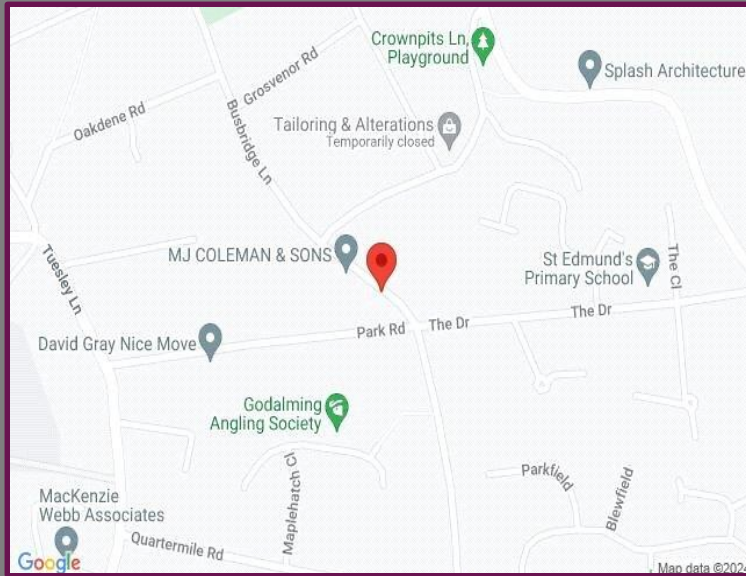
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Bourne Estate Agents. REF: 1116654



# Location

Nestled in the heart of Busbridge, one of the areas most coveted neighbourhoods, this property sits amidst charming family homes set on established pleasant residential avenue. Just a mere 500 metres away lies Holloway Hill recreation ground, offering an array of recreational activities such as tennis, bowls, cricket, and a children's play area.

Within Busbridge, there is an exceptional selection of top-tier schools, spanning from infant to junior levels, alongside the Sixth Form College. The town centre and mainline station (providing access to Waterloo in just 46 minutes) are conveniently located a little over half a mile away. Moreover, the historic Godalming high street, adorned with historic buildings, hosts an eclectic mix of boutique shops, cozy cafes, and well-known retail chains, complemented by Waitrose and Sainsbury's superstores.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(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.



A refreshing choice...

**GODALMING: 41 High Street, Godalming, Surrey, GU7 1AU**

**Tel: 01483 427699 | Email: godalming@bournestateagents.com**

**Web: www.Bourneestateagents.com**