



Godalming, Surrey

Offers in excess of £600,000

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Located on Manor Lea Road is this three-bedroom bungalow offered for sale on a Chain Free basis, presenting itself as a great opportunity for someone looking for the perfect blank canvas to make their own. Occupying a sizable plot, just under a quarter of an acre (0.23 acres), this property offers ample opportunity for a purchaser to extend or modernize in a number of different ways, subject to planning approval. In its current form, the property is described as follows:

Entering the property, you'll find a large entrance hallway with two rooms at the front. The room on the right is the living room, featuring an open fireplace and a large bay window, making it a light and bright space. The room across the hallway is equally sized and includes a fitted storage cupboard as well as a large bay window.

Heading to the rear of the home, a central hallway leads to the bathroom, kitchen, a second bedroom, and a dining room. Additionally, there is a conservatory accessed via the kitchen.

The second bedroom is a double bedroom fitted with storage cupboards and enjoys a pleasant view over the garden. Adjacent to this room is a dining room with equally pleasant garden views. While currently in use as a dining room, this room could also be utilized as a third bedroom.

The bathroom is fully tiled and offers a bath with an overhead shower, sink, and W/C. Adjacent to the bathroom is the kitchen, fitted with a variety of eye and base level storage units. The boiler, replaced as of June 2017, is also located in the kitchen. To the rear of the kitchen is a conservatory which overlooks the garden, providing a pleasant dining or sitting space as well as access to the garden.

The loft of the property is spacious and has a fitted light, potentially convertible into additional living space by way of a loft extension, subject to planning approval.

Externally, this home boasts a large plot of 0.23 acres, which could be a gardener's paradise. In its heyday, the owners of the property grew an abundance of fruit and vegetables, taking advantage of the west-facing nature of the plot and the enormous amount of space on offer. Today, this space is laid to lawn and is very much a blank canvas. The property also provides several outbuildings/sheds for storage of garden equipment or tools.

To the front of the home, there is off-street parking for two vehicles, as well as a pretty front garden in the form of a rockery with a pond.

While being of an older style internally, it is perfectly livable and has much to offer. We expect this home will likely appeal to buyers either looking to create their dream long-term family home or for someone who requires all-on-one-level accommodation.

Tenure: Freehold

- Chain Free Sale
- Three Bedrooms
- Detached
- Just under a quarter of an acre plot (0.23 acres)
- West Facing Garden
- Off Street Parking
- Garage
- Extension Potential (Subject to Planning approval)



Floorplan

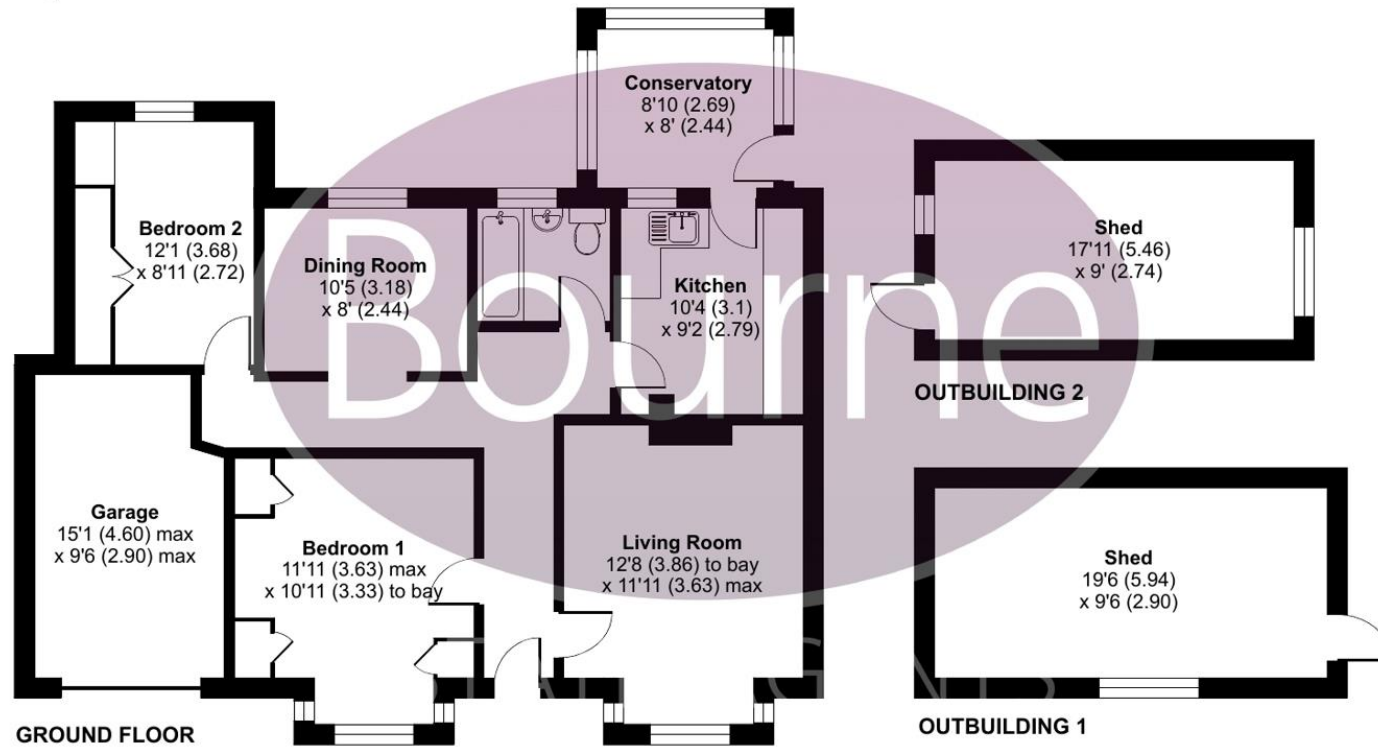
Pandora Manor Lea Road, Milford, Godalming, GU8

Approximate Area = 1033 sq ft / 95.9 sq m

Outbuilding = 346 sq ft / 32.1 sq m

Total = 1379 sq ft / 128.1 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). © nitchecom 20234. Produced for Bourne Estate Agents. REF: 1116656

Location

Milford, the charming village in which the property is located, retains a strong village atmosphere and is famous for being home to the historic Secretts Farm Shop, as well as its award-winning farmers' market.

The village benefits from excellent transport links, with Milford railway station providing direct access to London Waterloo and Portsmouth via the Portsmouth Direct Line. Nearby Godalming is just an 10-minute drive away, and Guildford can be reached in just 23 minutes via the A3, making this bungalow the perfect retreat for those looking for a peaceful and connected village lifestyle.



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