



Conveniently located four bedroom family home

Foxcombe, Hurtmore Road, Hurtmore, Godalming, Surrey, GU7 2RB

Freehold



Open plan kitchen/dining room with AGA • Sitting room with open fireplace • Versatile study • Utility room and cloakroom • Four double bedrooms • 2 bath/shower rooms (one en suite) • Mature gardens • Garage

Local information

Nearby Godalming is approximately 1.5 miles away and offers an excellent range of amenities, including a Waitrose, several restaurants and a unique range of speciality shops, whilst a more extensive range of shopping, leisure and cultural amenities is available at Guildford.

Communications are very good, with ease of access to the A3 for London or Portsmouth, the M25 and the airports. Mainline stations at Milford, Godalming, Farncombe and Guildford offer fast and frequent services to London Waterloo, with journey times from about 33 minutes.

There is an excellent choice of schools in the area, including Prior's Field, St Hilary's, Charterhouse, Aldro, Barrow Hills, St Edward's, and St Catherine's.

Recreational opportunities in the area include sports centres at both Godalming and Guildford, golf at several local courses including Bramley and West Surrey, polo at Cowdray and Ewhurst and racing at Goodwood. In addition, the surrounding countryside offers miles of walking, cycling and riding.

About this property

Foxombe represents an attractive detached family home with a practical layout and is well presented throughout.

The well-appointed kitchen has been fitted with a range of

cupboards, granite worktops, gas AGA, butler sink and central island. There is ample space for dining and entertaining and access to the garden via French doors. An adjoining utility room and cloakroom can be found to the rear. The triple aspect sitting room is a wonderfully light and comfortable space with an impressive open fireplace. A study with bay window overlooks the garden providing an ideal space for home working.

The first floor provides well balanced accommodation comprising four double bedrooms (one en suite) and a large family bathroom with a sauna.

Outside, the mature gardens are private and low maintenance with a large area of level lawn and a terraced seating area ideal for al fresco dining in the summer months.

The gravel driveway provides parking for several vehicles along with a garage.

Tenure

Freehold

EPC rating = D

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 1972 sq ft

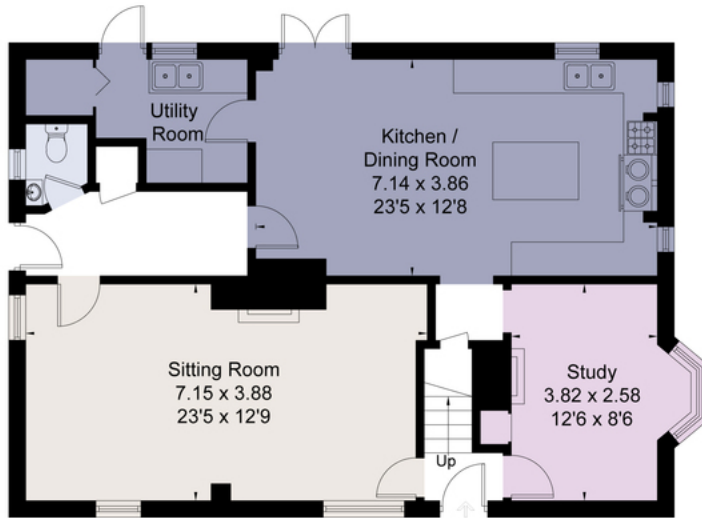
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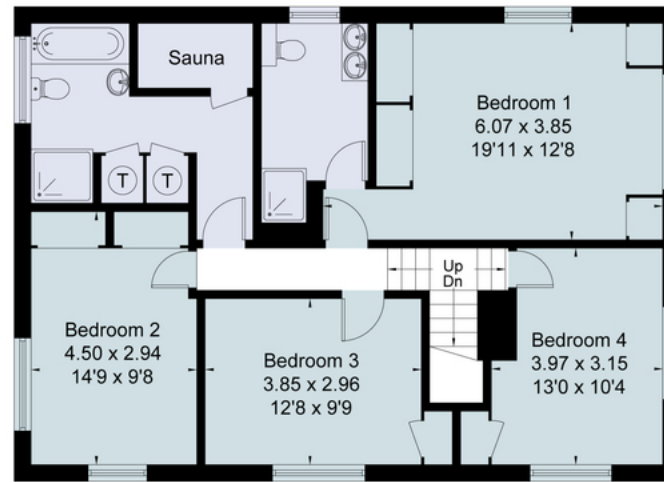
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Approximate Floor Area = 1972 sq ft / 183.0 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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