



Attractive detached house in Busbridge

5 Quatermile Road, Godalming, GU7 1TG

Freehold



Master bedroom suite • Guest bedroom with en suite
• Three further double bedrooms • Beautifully
Landscaped gardens • Great location for schooling

Description

This property is a most attractive and individual five bedroom detached house with a wonderful landscaped garden. The property occupies a convenient location in the much favoured Busbridge area and is in easy reach of the town centre, mainline station and schools to suit all age groups as well as being close to open countryside. The house is believed to have been built in the 1920's and has belonged to the present owners for the last 20 years. During this time they have undertaken a number of improvements to the property creating an adaptable and well-planned home ideally suited to family life. The accommodation comprises on the ground floor a delightful living room with open fireplace, dining room, study, conservatory together with a modern bespoke kitchen and useful utility room. There is also a guest cloakroom on the ground floor. Stairs lead up to the first floor where there is a master bedroom with en-suite bathroom and views overlooking the rear garden, guest bedroom and en-suite bathroom. There are three further bedrooms and a family bathroom. The house also benefits from gas central heating. Outside, the driveway provides off-road parking and leads to a bike store/garage

while the gardens are a particular feature of the property having been beautifully arranged with an abundance of mature trees and shrubs.

Location

Busbridge is a highly regarded established residential area lying on the southern side of Godalming being conveniently located within easy reach of the town centre and main line station. Within the area there is a 14 acre recreation ground with a cricket/football pitch, multi-use games area and tennis courts. Schools in the area include the popular Busbridge Infant and Junior schools as well as Godalming Sixth Form College which was awarded Beacon status in 2006. Godalming town has an excellent variety of shops, supermarkets, leisure and recreational facilities together with a number of public houses and restaurants. For the commuter, the main line station serves Waterloo in approximately 45 minutes while regular bus services are available nearby linking with neighbouring towns and villages including Guildford, which lies approximately 4 miles to the north. Access to the A3 is available at Milford and Hurtmore and provides road communications to London and the south coast as





well as giving access to both Heathrow and Gatwick airports via the M25 and M23 motorways. For the walking enthusiast Godalming is surrounded by some of Surrey's most beautiful countryside there being much common and heath land owned or managed by The National Trust. The West Surrey Golf Club can also be found nearby as well as golf courses in Milford, Hurtmore and Chiddingfold.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



5 Quatermile Road, Godalming, GU7 1TG
Approximate Area 229.0 sq m / 2465 sq ft
Bike Store / Garage 7.9 sq m / 85 sq ft
Total 236.9 sq m / 2550 sq ft
Including Limited Use Area (4.5 sq m / 48 sq ft)



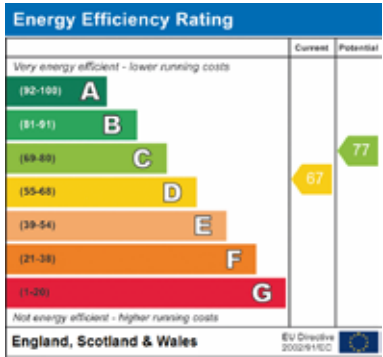
savills

savills.co.uk

Georgie Geary-Pepper
Savills Guildford
01483 796800
guildford@savills.com



For identification only. Not to scale. © 190806GGP



Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

