



Spacious contemporary family home

Maple House, Mark Way, Godalming, GU7 2BD

Freehold



Sought after location • Large kitchen/breakfast room
• Master bedroom suite with dressing room and en suite bathroom
• Four further bedrooms • Integrated double garage
• Planning permission for an extension

Local information

Maple House is situated off Mark Way, a highly desirable residential road on the edge of the historic market town centre of Godalming which offers a good range of amenities, including churches, supermarkets, banking, restaurants and a range of specialty shops, in addition to a main line station offering a fast and frequent service to London Waterloo, from about 46 minutes. There is also another station in the nearby town of Farncombe offering a good alternative option. A more extensive range of shopping, leisure and cultural amenities is available at Guildford. There is an excellent choice of both state and private schools in the area, including Charterhouse and Prior's Field, King Edward, St Catherines, Royal Grammar School, Guildford High School and Aldro. Recreational opportunities in the area include well-equipped sports centres at both Godalming and Guildford. Godalming: 1.2 miles, A3: 1.6 miles, Guildford: 5.3 miles All mileages are indicative.

About this property

Maple House is a well-proportioned family home built in 2010. Upon entering you are welcomed by an impressive entrance hall with the sitting room and family room both accessible through double doors to the left. The large kitchen/breakfast room is straight ahead which in turn leads through to the dining room. These rooms, as well as the sitting room, all have French doors leading out to the

rear terrace. The kitchen/breakfast room is well appointed with modern units, granite work tops, integrated appliances, including 4 eye level ovens, and a central island with induction hob and hidden extractor fan. A study, laundry room and cloakroom complete the accommodation on this floor.

On the first floor is the master bedroom suite with an en suite bathroom and a separate walk-in dressing room. There are four further bedrooms on this floor, two of which have an en suite shower room. There is also a separate family bathroom. The house benefits from ample closet storage, underfloor heating throughout and a Control4 Smart Home system to control heating and lighting.

There is further scope to extend the house, subject to the usual planning permissions, with planning approved to extend the kitchen/breakfast room (WA/2019/0613) and to convert the loft (WA/2019/0567).

Tenure

Freehold

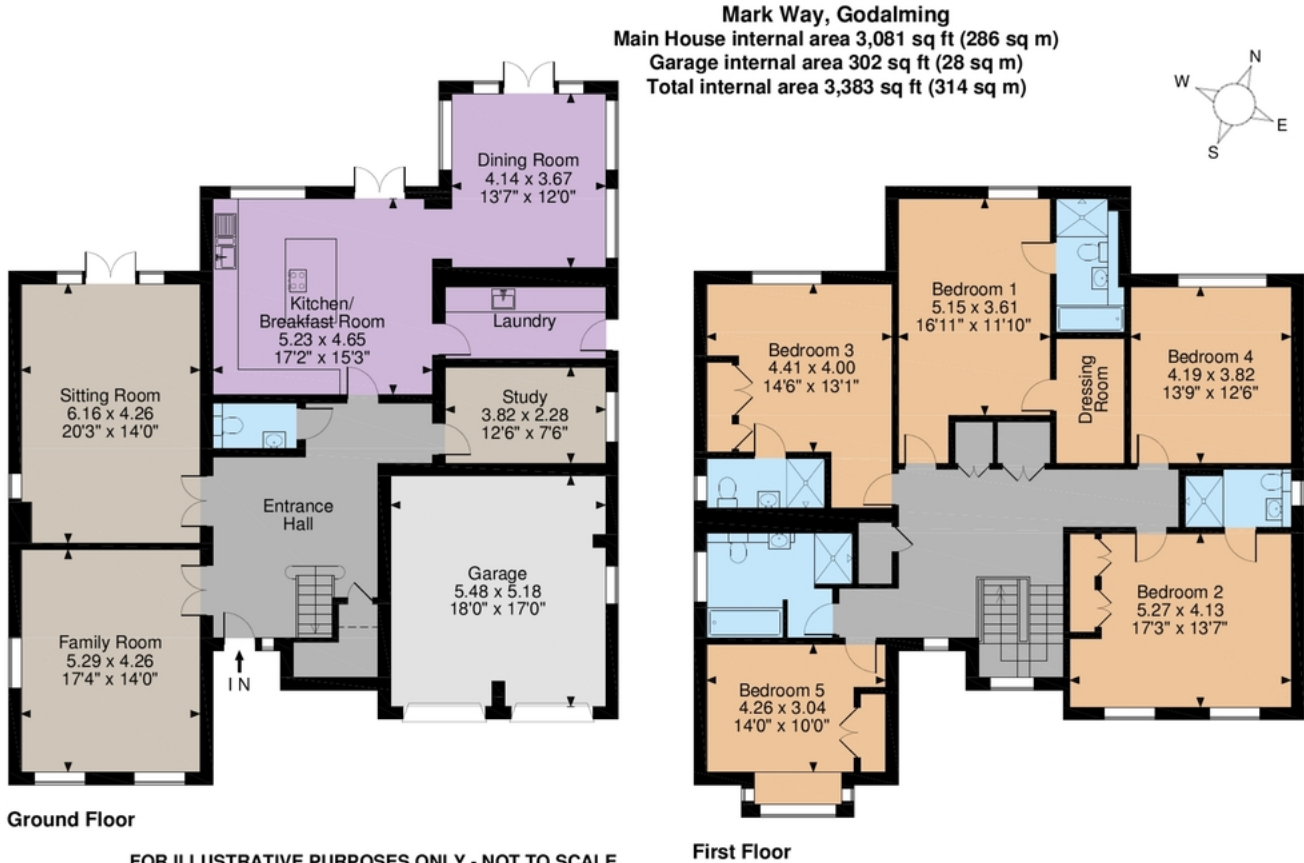
EPC rating = C

Viewing

Strictly by appointment with Savills







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The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	84
England, Scotland & Wales EU Directive 2002/91/EC		

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