



Clock House Mews, Huxley Close
Godalming, Surrey, GU7



Beyond your expectations

Impeccably presented 4 Bedroom home

Hamptons International

Baverstock House, 93 High Street, Godalming, Surrey

Sales. 01483 417222

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www.hamptons.co.uk

entrance hall | Cloakroom | kitchen/dining room | sitting room | family room | 4 bedrooms | 2 bathrooms (1 en suite) | double glazed windows | gas central heating | garden | garage and parking

Guide Price £799,950 Freehold

Description

A beautifully presented and well equipped four bedroom family home, a converted coach house with attractive brick and part rendered and timbered elevations. The house has been extended to provide exceptional living space, and has a modern and contemporary feel. The open plan sitting room and family room has oak flooring, a wood burning stove and has multiple doors opening to the garden. The modern kitchen is fitted with an extensive range of white units with quartz work surfaces, mirrored splash back and integrated Siemens induction hob, double oven, fridge/freezer and chiller. Double doors open to the garden. Both bathrooms are well fitted and have a bath and separate shower. There are internal wooden doors, underfloor heating throughout, as well as an integrated sound/media system throughout.

Outside

To the front of the four mews cottages is a shared paved courtyard providing access to the single garage and parking space. There is a small garden to the front with flower beds and borders, and to the side is the main area of level lawn. There is a paved terrace adjoining the back of the house ideal for outdoor entertaining. There are well stocked flower and shrubbery beds and borders and the whole is enclosed within close boarded fencing.

Location

The property is tucked away from nearby roads in a traffic free close and occupies a convenient location in this favoured area of Godalming at the top of

Charterhouse Hill. It is within easy reach of an excellent range of schools, both state and private, for all age groups, and Godalming Sixth Form College is about 2 miles away. Nearby access onto the A3 is within 0.8 mile at Norney and there is a choice of mainline stations at Godalming & Farncombe (serving Waterloo from 42 minutes). The centre of Godalming is within 2 miles, with both Sainsbury's & Waitrose supermarkets, whilst the main High Street provides a full range of individual shops, restaurants & cafes.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

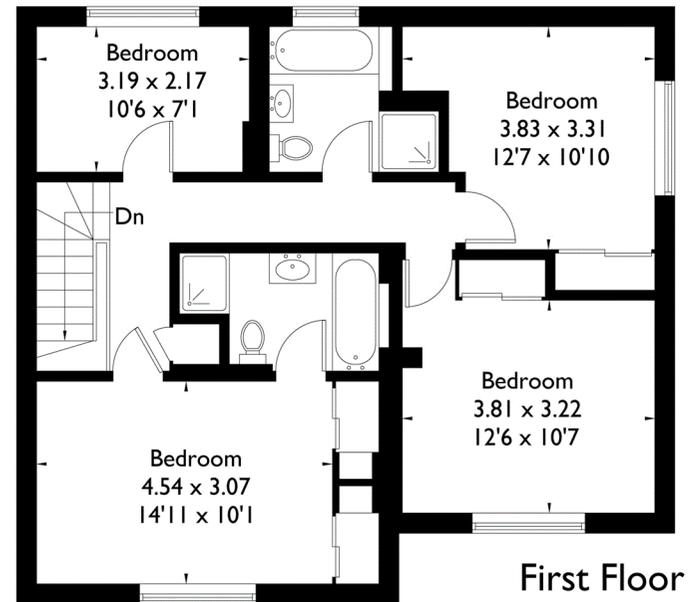
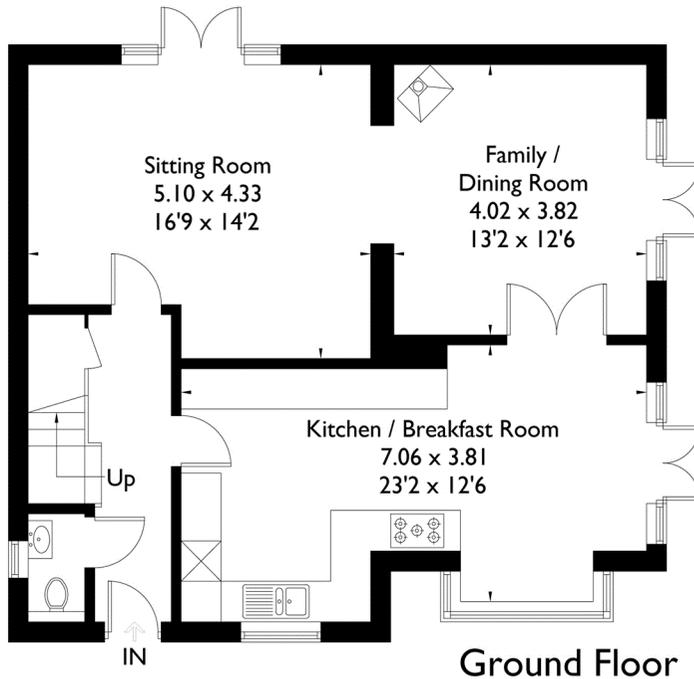
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Approximate Gross Internal Area = 146.1 sq m / 1573 sq ft
 Garage = 14.5 sq m / 156 sq ft
 Total = 160.6 sq m / 1729 sq ft



Floorplanz © 2016
 0845 6344080 Ref: 161237
 This plan is for layout guidance only.
 Drawn in accordance with
 RICS guidelines. Not drawn to
 scale, unless stated. Windows &
 door openings are approximate.
 Whilst every care is taken in the
 preparation of this plan, please check
 all dimensions, shapes & compass
 bearings before making any
 decisions reliant upon them.

(Not Shown In Actual Location / Orientation)



FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

