



The Avenue, Busbridge
Godalming, Surrey, GU7



Beyond your expectations

A detached four bedroom family house in Busbridge with 0.3 acres

Principal bedroom with potential for en suite | 3 additional bedrooms | family bathroom | entrance porch | reception hall | downstairs cloakroom | utility | study | sitting room with open fireplace | dining room | kitchen/breakfast room | 1 bedroom detached studio/guest annexe

Offers in the region of £1,000,000 Freehold

Description

An attractive pre-war detached family house, originally constructed in the Surrey/Sussex style, having facing brick and tile hung elevations. The house provides far larger accommodation than is immediately apparent with the principal accommodation approached via a welcoming reception hall. There is an excellent "double" sitting room with open fireplace and two sets of French windows giving access to the level 0.30 acre garden. The kitchen/breakfast room is well appointed with a range of built-in appliances, leading through to a utility area and to the courtyard separating the main house and the studio/guest annexe. A further reception room to the front of the house completes the down stairs accommodation. Upstairs there are 4 bedrooms, the master with walk in wardrobe and a family bathroom.

Outside

The gardens are a particular feature of the property, with the rear having an expansive south-west facing sun terrace leading onto a level shaped lawn with stocked flower beds and borders, a fine eucalyptus and a variety of established smaller trees and shrubs including magnolia and camellias. The far end of the garden is lightly wooded with a large workshop/garden playroom with light and power, and a further shed. In all the gardens extend to some 0.3 of an acre.

Location

Occupying a favoured and convenient location, right in the heart of the Busbridge area of Godalming,

approximately 1.2 miles to Godalming train station and being within a comfortable level walk from St Edmund's Catholic Primary School, Busbridge Infant and Junior School as well as St Hilary's Preparatory School and Godalming Sixth Form College. All the amenities provided by Godalming's historic High Street are about a mile away, including a wide range of specialist shops, restaurants, cafes, as well as Waitrose and Sainsbury's supermarkets.

Additional Information

Of particular note is the versatile single storey studio/guest annexe, which lies immediately behind the property and which would be ideal for a relative/guest suite or for those wishing to work from home.



Hamptons International

Baverstock House, 93 High Street, Godalming, Surrey

Sales. 01483 417222

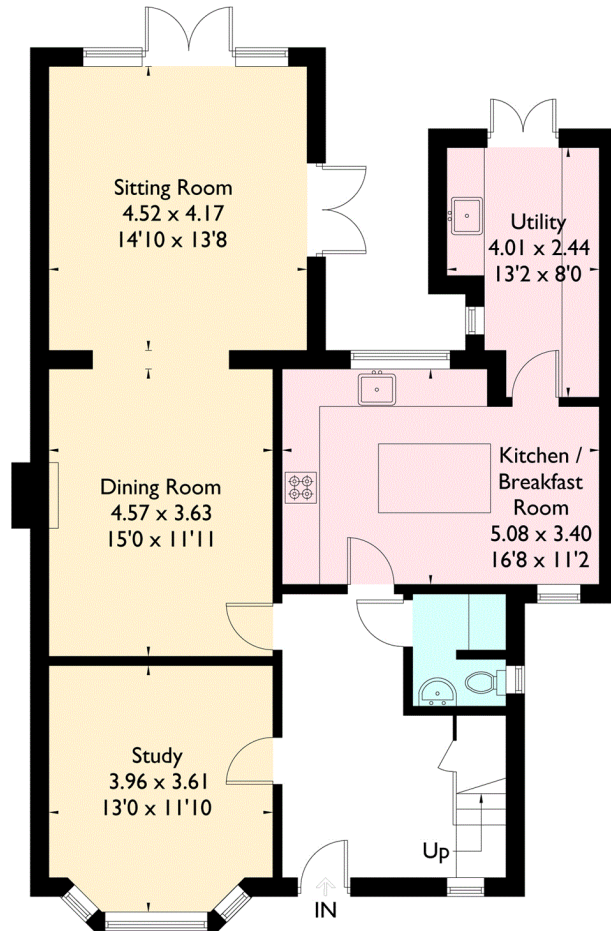
godalming@hamptons-int.com

www.hamptons.co.uk

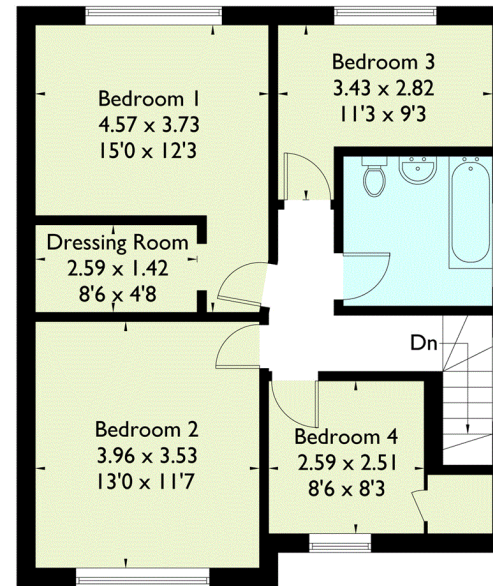
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	37	55
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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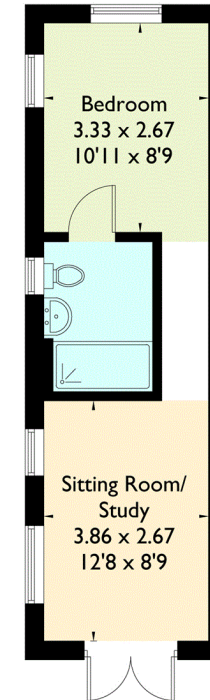
Approximate Gross Internal Area
181.5 sq m / 1954 sq ft (Includes Annexe)



Ground Floor



First Floor



Annexe
(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only. Not to scale
Ref: 196737

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.

