



Sycamore Avenue, Godalming
Surrey, GU7



Beyond your expectations

Beautifully presented family house

Hamptons International

Baverstock House, 93 High Street, Godalming, Surrey
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www.hamptons.co.uk

5 bedrooms | 3 bathrooms (2 en suite) | sitting room | open plan kitchen/dining/living room | cloakroom | triple glazing | double garage | driveway parking | partly walled garden | gas heating and solar energy supply | adjoining woodland.

Asking Price £950,000 Freehold

Description

A beautifully presented and extremely well appointed family home situated on the edge of this new, highly sought after development, adjoining woodland and surrounded by open countryside. The house has been upgraded and improved significantly by the owner, with high quality carpets and Amtico flooring, fitted wardrobes, and luxuriously appointed bathrooms. The open plan kitchen/dining/living room is fitted with high gloss wall and base units, with extensive granite work surfaces, and integrated appliances include AEG double oven, 5 ring gas hob with extractor canopy over, fridge/freezer and dishwasher. Oak joinery is very evident with the internal doors, bannisters and handrails, and the rooms are particularly light, due to the double aspect nature of many of the rooms, the tall windows, and vaulted ceilings. There is gas central heating as well as solar powered energy resource.

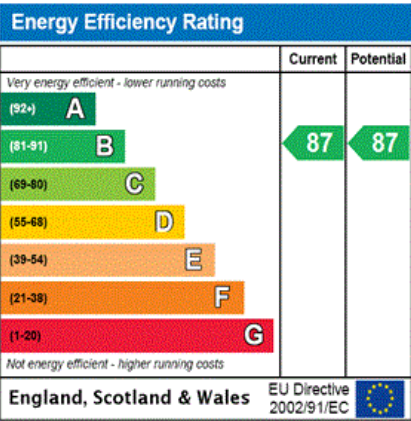
Outside

To the front, there is a brick paved driveway leading to the integral double garage, providing ample parking, and enclosed within black painted railings and recently planted laurel hedging. A gated side access leads to the rear garden, which is primarily laid to level lawn, enclosed within a combination of close boarded fencing and a long brick wall to one side.

Location

Located in a wonderful semi-rural position, immediately adjoining woodland, and situated on a corner plot with

open outlook within a new highly sought after development by David Wilson Homes. Tucked away off a rural lane and surrounded by many miles of beautiful open countryside and farmland, this is the perfect combination of countryside living, yet within 0.5 mile walk of Milford railway station, and approximately 1 mile from Milford village. Local shops include a butcher, pharmacy, Tesco, Co-Op and Secrett's Farm Shop, as well as a village hall, doctor's surgery, post office, infant and secondary schools, and church. Godalming Town Centre is under 1.3 miles away and provides an excellent range of shops, pubs and restaurants, together with a wide choice of schools for all ages, (especially those in Busbridge, including Godalming Sixth Form College), The County Town of Guildford is about 5 miles to the north. There is quick access onto the A3 London/Portsmouth Road, which in turn connects to the M25 at junction 10. Other schools in the vicinity include Charterhouse, Royal Grammar School, St Catherine's, Bramley, King Edwards in Witley, Cranleigh School and Prior's Field. Prep schools include Aldro in Shackleford, St Hilary's in Godalming.




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Approximate Gross Internal Area = 238.3 sq m / 2565 sq ft
(Including Garage)

Studio = 10.8 sq m / 116 sq ft

Total = 249.1 sq m / 2681 sq ft



 = Reduced headroom below 1.5m / 5'0"



FLOORPLANZ © 2016 0845 6344080 Ref: 170441

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.

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.

