



Croft Road, Godalming  
Surrey, GU7



*Beyond your expectations*

# Victorian splendour in the heart of town

Hamptons International

Baverstock House, 93 High Street, Godalming, Surrey  
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godalming@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)

4 bedrooms | 2 bathrooms and a shower room (2 ensuite) | reception hall | cloakroom | sitting room | dining room | study | open plan kitchen/dining/living room | utility room | games room | double garage | garden.

**Guide Price £1,500,000 Freehold**

### Description

A fine example of Victorian splendour, this handsome detached family home has retained much of its original character, with well proportioned rooms, high ceilings, attractive sash bay windows, moulded cornices and picture rails. In recent years the house has been extensively and sympathetically modernised and improved, with well appointed bathroom suites, a fabulous bespoke kitchen with hand painted cabinets and central island with marble work surfaces, integrated appliances including dishwasher, fridge drawers, and space for a range cooker. The open plan arrangement has a large dining area with doors to the garden and a comfortable sitting area with fitted cupboards and shelving. This whole area has under floor heating. There is a real luxury of space on the first floor with four double bedrooms, two bathrooms and a shower room. From the bedroom there are lovely views across Godalming and beyond. On the lower ground floor there is a very useful games room which has a separate door to outside.

### Outside

At the front of the house there is driveway parking in front of the double garage. Steps lead up to the front of the house where there is a private paved area which is ideal for outdoor entertaining. The main garden comprises level lawn to the side of the house, enclosed within mature laurel and conifer hedgerows. Steps lead up to an elevated seating area where one can appreciate the view across the town. The house is well screened

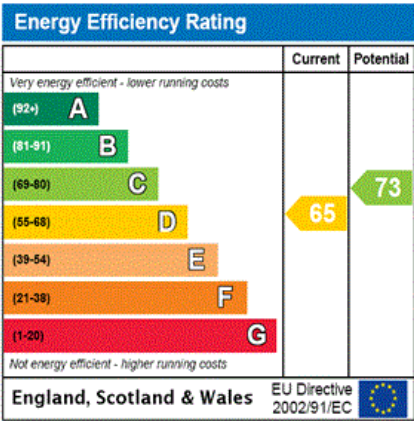
from the road which adds greatly to the privacy.

### Location

Occupying a very convenient and elevated position in the centre of town, about 500 metres of the town and mainline station (Waterloo 46 minutes). Godalming is a thriving town with a pretty semi-pedestrianized High Street and a wide range of interesting shops, as well as Waitrose and Sainsbury's supermarkets, and abundant cafes, pubs and restaurants. There is access onto the A3 at Milford, linking London and the coast. There is an excellent range of highly regarded state and independent schools within 2 miles of the house, for all age groups, from nurseries to 6th form college. Golf can be enjoyed at west Surrey, Hurtmore and Milford, and there are plenty of fitness centres, sports and leisure clubs. The immediate surrounding area boasts miles of open countryside, woodland and riverside walks.

### Additional Information

Gas central heating with radiator and under floor heating in part.

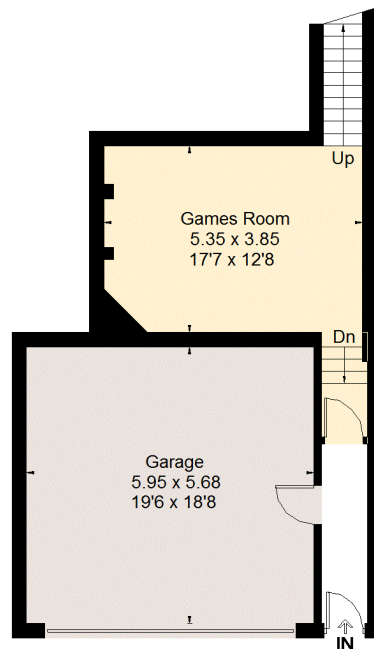


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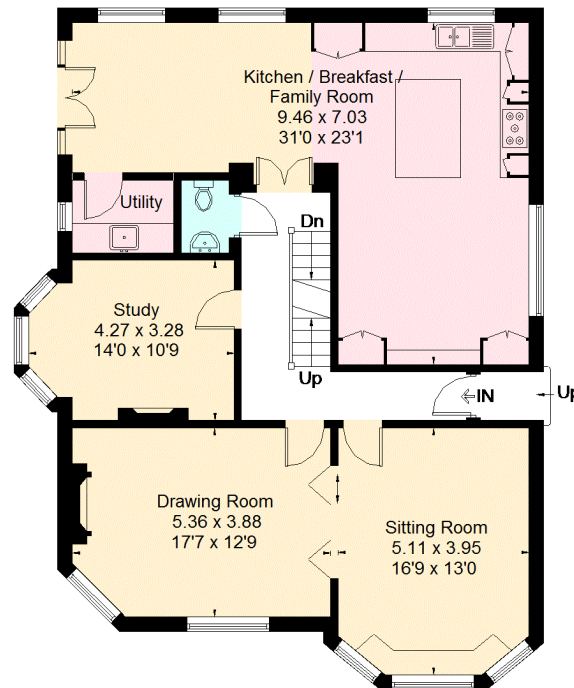
Approximate Gross Internal Area = 269.0 sq m / 2895 sq ft

Garage = 33.9 sq m / 365 sq ft

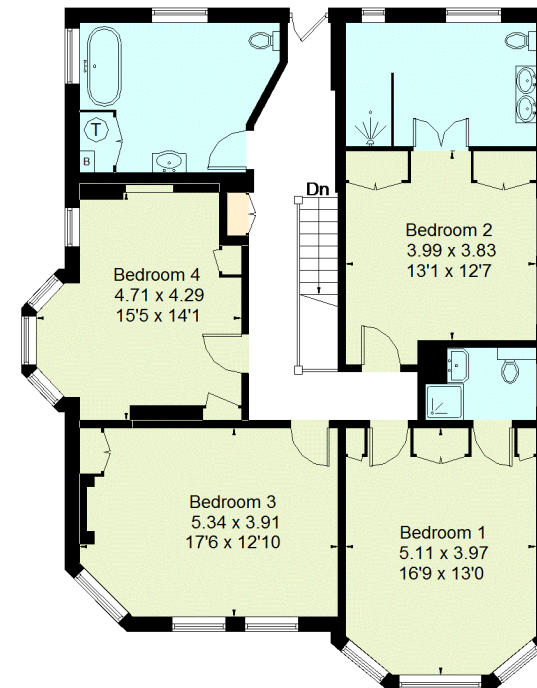
Total = 302.9 sq m / 3260 sq ft



Lower Ground Floor



Ground Floor



First Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 197041

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.

