



SURREYESTATES



Shadyhanger  
Godalming, Surrey GU7 2HR  
Guide price £875,000

This immaculately presented four-bedroom detached home is located on one of Godalming's most sought after roads. The exclusivity of this home, along with outstanding views stretching as far as the River Wey mean this is not one to be missed.

The property is approached via a large driveway, accommodating a double detached garage and offering ample parking. Upon entering, it is clear the property has been cared for and maintained to a high standard by the current owners.

The kitchen/dining room can be found to the left-hand side, it is a bright and spacious room with; several neutral wall and base units, a Britannia oven and gas hob, extractor fan and freestanding worktop island and top of the range downlights on a dimmer switch. A utility area is tucked off from the kitchen – it is home to a Potterton boiler and gives space for white goods, whilst offering additional cupboard space.

The living room can be found to the right-hand side of the property – it is a large room, boasting; built-in bookshelves, an open fireplace with the option to revert to gas and a patio door to the rear garden. The study is located to the rear of the property, just off the living room. It currently accommodates further bookshelves but has lent itself in the past to being a playroom. A well-presented cloakroom is conveniently located off the entrance hall, whilst an under stairs cupboard offers additional cupboard space. All rooms flow from one another, making for the perfect social environment.



Approximate Gross Internal Area = 151.2 sq m / 1627 sq ft  
 Garage = 22.0 sq m / 237 sq ft  
 Total = 173.2 sq m / 1864 sq ft



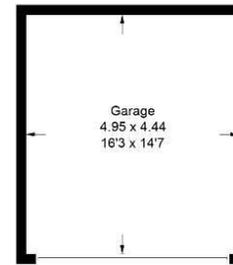
= Reduced headroom below 1.5m / 5'0"



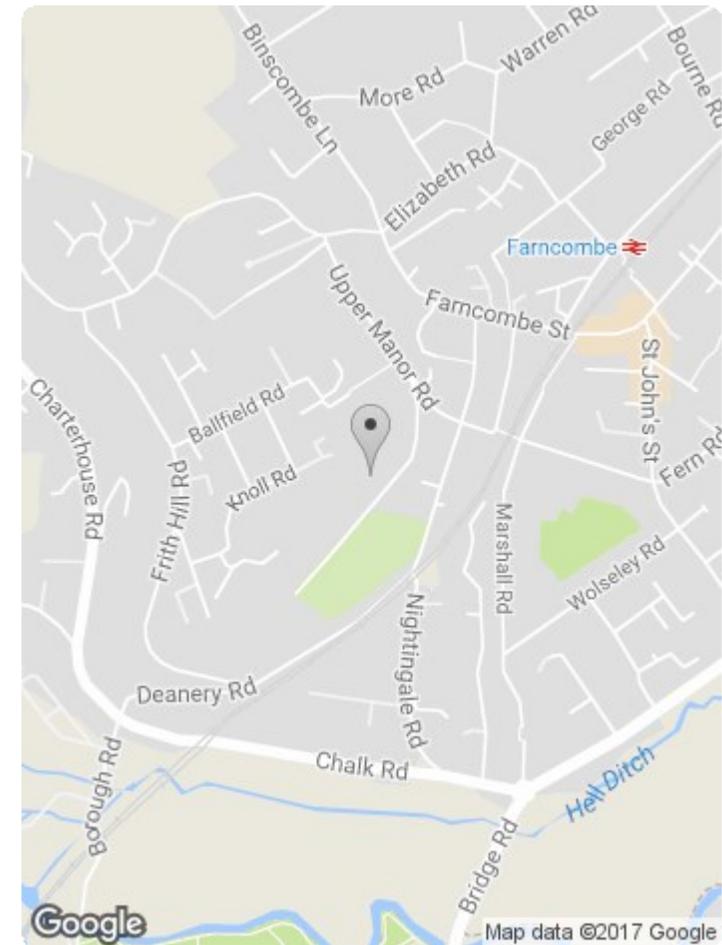
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID336988)

