



SURREYESTATES



Mill Lane
Godalming, Surrey GU8 4LD
Guide price £875,000

Located in Dunsfold, one of Surrey's most sought-after villages, this five-bedroom detached chalet bungalow is a gorgeous property offered to the market with ample living accommodation and boasting spectacular views of the Surrey Hills.

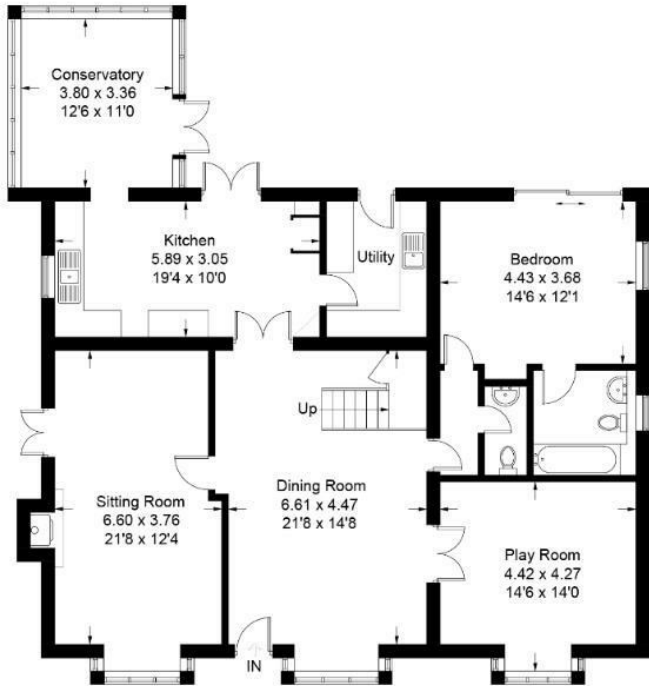
Upon approaching, this charming property with attractive hedgerow front garden and wrought iron gate leads to the entrance porch. To the right, a long gated gravel driveway can accommodate up to six vehicles. To the rear, there is a double garage which benefits from solid oak garage doors, an oak timber frame, loft storage and fitted electrics. With these features, this has the potential to be converted into an annex; subject to the usual planning consents. With the exterior of the property retaining its character and charm, the interior has been finished to a high standard offering a modern, contemporary style of living.

Upon entering, the copious reception area/entrance hall is the hub of the house and has been beautifully presented with a feature oak staircase and integrated wine rack, double oak doors to adjoining rooms, hardwood flooring and a bay window with front outlook. This area currently houses a large dining table which is perfect for entertaining. To the left, the double aspect sitting room features a bay window with front outlook, a feature fireplace and mantle with log burning stove, bespoke fitted office desk and shelving, picture rail and French doors with access to the paved patio. To the right, an additional reception room/family room is situated with a bay window, port hole window and television port. To the rear, the master bedroom comprises of double sliding doors out to the patio, bespoke fitted shelving and port hole window. Adjoining, the Victorian porcelain style en suite features; tiled flooring, a bath with detachable shower, toilet, pedestal hand basin, stained glass window and heated towel rail.



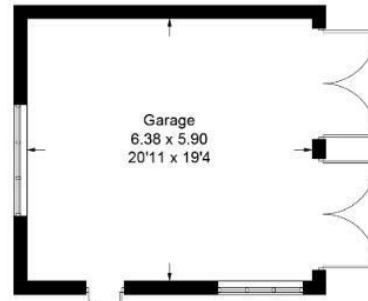
Approximate Gross Internal Area = 236.9 sq m / 2550 sq ft
 (Excluding Void)
 Garage = 38.6 sq m / 415 sq ft
 Total = 275.5 sq m / 2965 sq ft

 = Reduced headroom below 1.5m / 5'0"

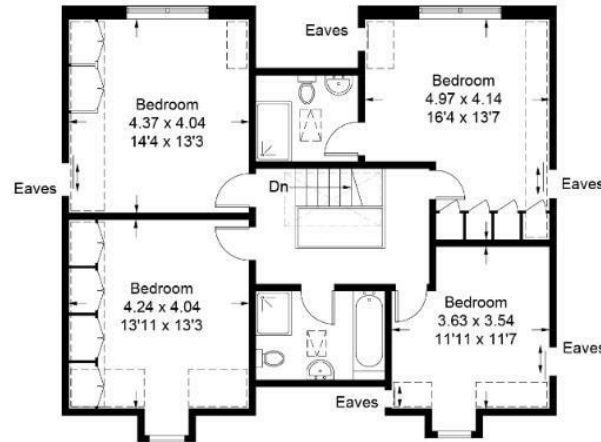


Ground Floor

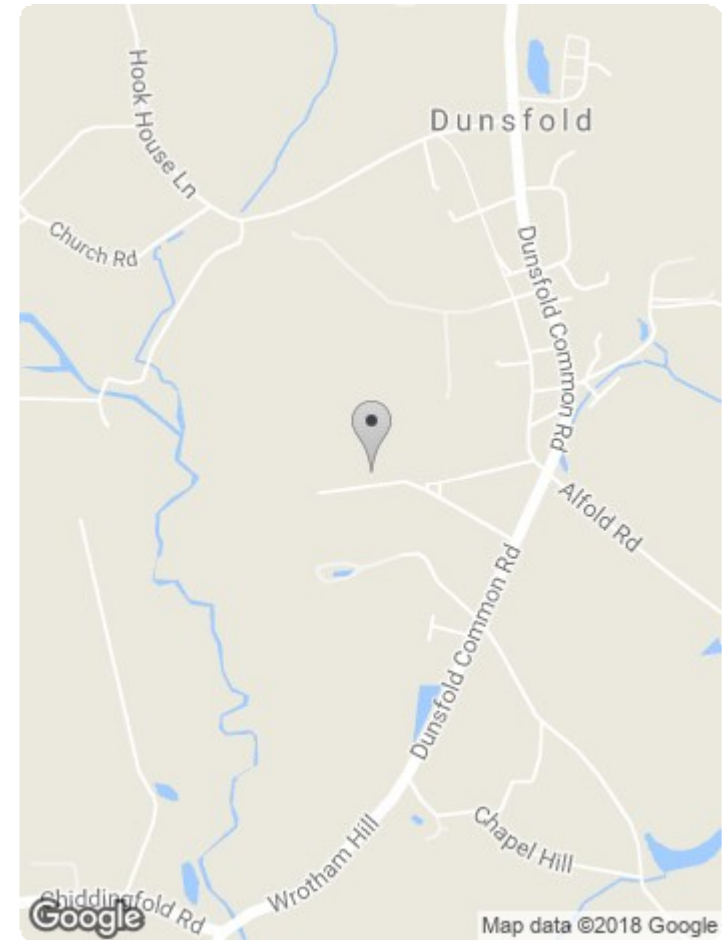
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID381309)




(Not Shown In Actual Location / Orientation)



First Floor



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	