

Trelawny, Greenhill Close | £1,100,000

Godalming | Surrey | GU7 1SD

warren
powell-richards



Trelawny, Greenhill Close

Godalming, Surrey, GU7 1SD

£1,100,000 Freehold

- Godalming town centre 0.5 miles
- Godalming mainline train station 0.6 miles
- Guildford 4.8 miles
- A3 1.6 miles
- M25 14 miles

A large 4 bedroom detached house with around 0.9 acres in a quiet road in Busbridge

- Sitting room with doors leading to rear garden
- Dining room with ample space and picture window
- Kitchen with pantry and adjacent utility room
- Master bedroom with balcony overlooking the garden
- Two further double bedrooms and one single bedroom
- Family bathroom with separate cloakroom
- Approximate 0.9 acre garden & woodland
- Walking distance to Godalming College, Busbridge schools, St Edmunds & St Hilarys (catchments vary)

DESCRIPTION

Rarely available in this quiet cul-de-sac set within the heart of Busbridge is this much loved and well maintained family home with 0.9 acres and scope to improve and enlarge, subject to consents. The ground floor has comfortable living space with a sitting room with twin aspect and door in to the garden, dining room, and kitchen with pantry and adjacent utility room. Upstairs are 3 double bedrooms, one with a balcony overlooking the garden, as well as a further single bedroom and family bathroom. The garden is a true selling point to this house with approximately 0.9 acres of space made up of terracing, level lawn and a wooded copse to the rear. Whilst to the front is ample parking and access to the single garage.



LOCATION

Godalming town centre is situated close by and provides a comprehensive range of amenities including a Waitrose and Sainsbury's. Godalming Station is within a short drive or brisk walk and provides frequent services to London Waterloo in approximately 45 minutes. There are also bus services available from the town linking with neighbouring towns and villages including Guildford, which lies approximately 4 miles to the north. Access to the A3 is available at Hurtmore and Milford and provides road links to London and the south coast as well as access to both Heathrow and Gatwick airports via the M25 and M23 motorways.

DIRECTIONS

From Godalming town centre, head out of town via Flambard Way (A3100) towards Milford. At the traffic lights turn left in to Holloway Hill. At the brow of the hill Greenhill Close is the second road on the right.

COUNCIL TAX

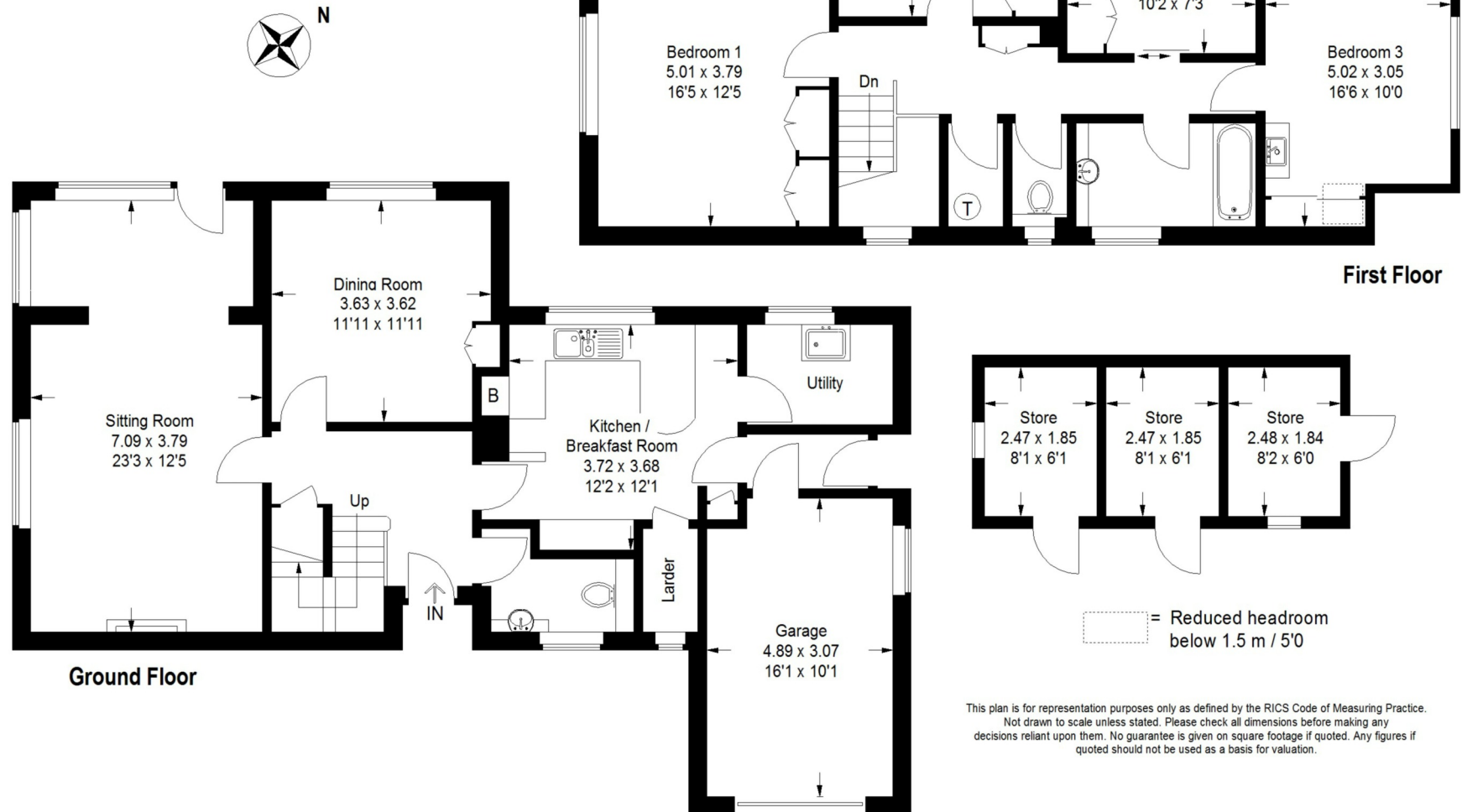
Waverley Borough Council. Council Tax Band G
(Correct at time of publication and is subject to change following a council revaluation after a sale)

SERVICES

Gas heating and mains services



Approximate Gross Internal Area
 Ground Floor (Including Garage) = 93.7 sq m / 1008 sq ft
 First Floor = 76.1 sq m / 819 sq ft
 Stores = 14.3 sq m / 154 sq ft
 Total = 184.1 sq m / 1981 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice.
 Not drawn to scale unless stated. Please check all dimensions before making any
 decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if
 quoted should not be used as a basis for valuation.

Energy Efficiency Rating	
Current	Potential
	Very energy efficient - lower running costs
	(102-105) A
	(81-101) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not energy efficient - higher running costs	
45	77
England & Wales EU Directive 2002/91/EC	

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