

# The Copse, South Munstead Lane | £1,050,000

Godalming | Surrey | GU8 4AG

warren  
powell-richards



## The Copse, South Munstead Lane Godalming, Surrey, GU8 4AG

£1,050,000 Freehold

- Godalming town centre 2.1 miles
- Godalming mainline train station 2.6 mile
- Guildford 6 miles
- A3 4.4 miles
- M25 14 miles

### A large 3 bungalow with paddocks, 3+ acres and potential to enlarge STPP

- Large bungalow with loft, prime for conversion stpp
- Sitting/dining room with wood burning stove
- Kitchen/breakfast room with range of appliances
- Master bedroom with en-suite shower room
- Two further bedrooms and family bathroom
- Driveway with turning circle and ample parking
- Approximately 3 acres of grounds made up of terraces, lawn, paddock with stables and woodland

#### DESCRIPTION

Positioned close to Winkworth Arboretum is this spacious bungalow with a number of excellent characteristics. The current house is a large bungalow with a sitting/dining room with wood burning stove, kitchen/breakfast room, master bedroom with en-suite, 2 further bedrooms, family bathroom and utility room. However the house then offers scope to large in to the roof space subject to planning. The loft already has a sturdy floor, 3 velux windows, electricity and plumbing for the heating and bathroom facilities. Outside are grounds of around 3 acres with the principal part being the family garden mainly laid to lawn with mature borders and trees. There is then a separate paddock with the benefit from it's own vehicle access as well as a triple bay stable and tack room. Furthermore to the rear is a wooded copse.



## LOCATION

The historic centre of Godalming provides a comprehensive range of amenities including a Waitrose and Sainsbury's. Godalming Station is around a 15 minutes drive and provides frequent services to London Waterloo in approximately 47 minutes. There are also bus services available from the town linking with neighbouring towns and villages including Guildford, which lies approximately 6.5 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 the High Street, continue along in the direction of Station Road. At the T Junction turn left then immediately left at the traffic lights on to Flambard Way. Continue along turning right at the traffic lights into left in to Brighton Road. Continue along for approximately x miles whereby South Munstead Lane is found on the right hand side directly opposite Winkworth Arboretum.

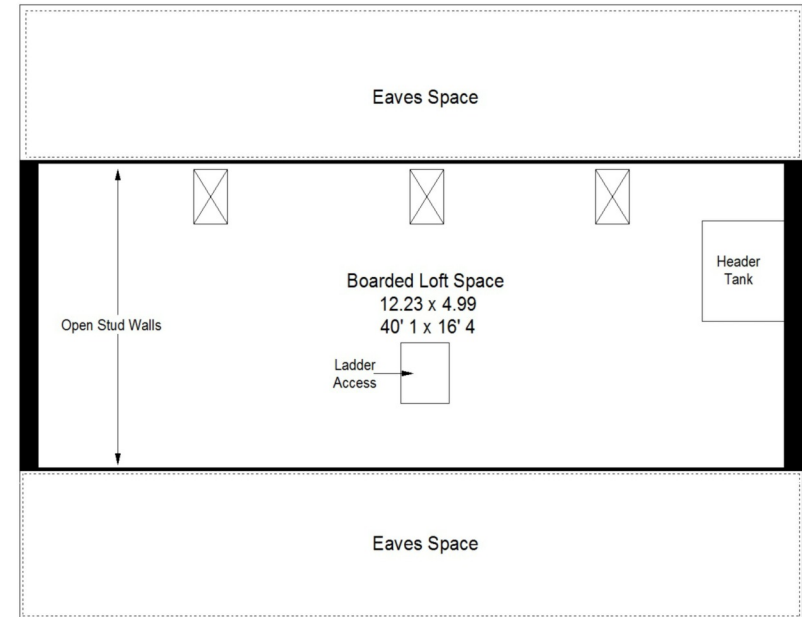
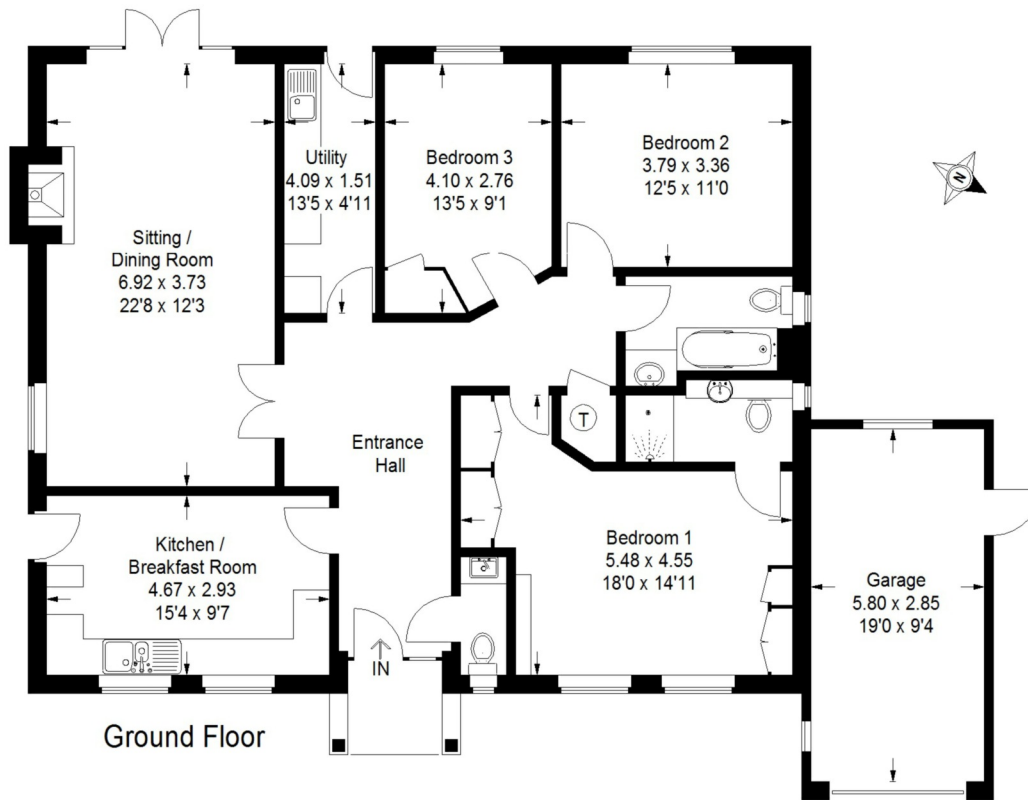
## COUNCIL TAX

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

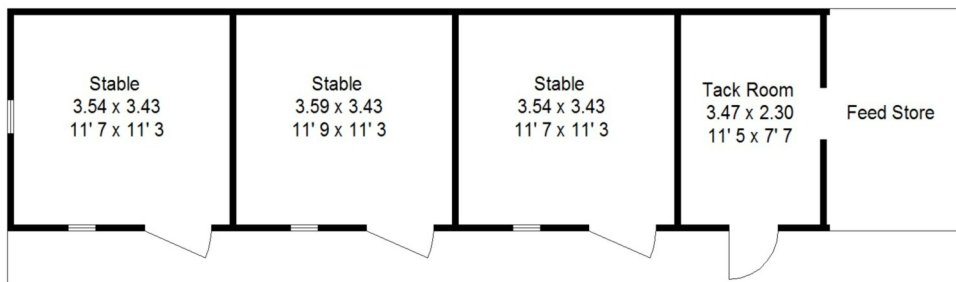
## SERVICES

Oil fired heating, septic tank drainage





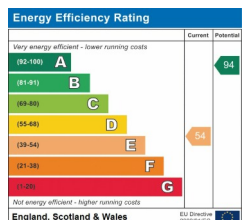
**First Floor**



Approximate Gross Internal Area  
 123.7 sq m / 1331 sq ft  
 Garage = 16.5 sq m / 178 sq ft  
 Total = 140.2 sq m / 1509 sq ft

Loft = 61.2 sq m / 659 sq ft (excluding eaves)  
 Stables = 48.7 sq m / 524 sq ft (excluding Feed Store)

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.



47 High Street, Godalming, Surrey, GU7 1AU  
 t: 01483 478200 e: godalming@wprhomes.co.uk

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