

Bourne

ESTATE AGENTS



Green Lane East, Normandy, GU3 2JL

£1,250,000

# Green Lane East, Normandy, GU3 2JL

Occupying a stunning plot approaching 1/2 an acre, a house of this quality and size rarely comes on to the market. Having been thoroughly modernised, extended and refurbished throughout and now comprising five double bedrooms, three bathrooms, four reception rooms, large kitchen, utility, cloakroom and extensive parking and wonderful landscaped gardens this character home really does have it all. The property is located in a quiet residential lane in the popular village of Normandy approximately 1/2 mile from Wanborough train station and within 5 miles of both Guildford and Farnham with the nearby A3 providing easy access to the M25, London and the south coast.

The substantial oak front door leads into the impressive galleried entrance hall with flagstone flooring and stairs to the 1st floor with under stair cloaks cupboard. To the rear is the 18'2 double aspect drawing room with fireplace, glazed door to side and large square bay window to rear with French doors to the garden.

Also off the hall is the dining room with windows to front and archway to rear leading into the large modern kitchen with an extensive range of fitted units with granite worksurfaces with built-in dishwasher and space for range-style over and large fridge/freezer. A glazed door leads to the rear gardens and to the rear is the utility room.

An inner hall from the dining room leads to a cloakroom, storage cupboard and through to a spacious and bright family room with two windows to front, glazed door to rear and study to corner.

The 1st floor galleried landing has access via a pull-down ladder to partially-boarded loft above, a linen cupboard and two windows to rear. Accommodation on this floor comprises the master bedroom with large, contemporary ensuite bathroom, a further guest bedroom with modern ensuite shower room, three further double bedrooms and a spacious, contemporary family bathroom.

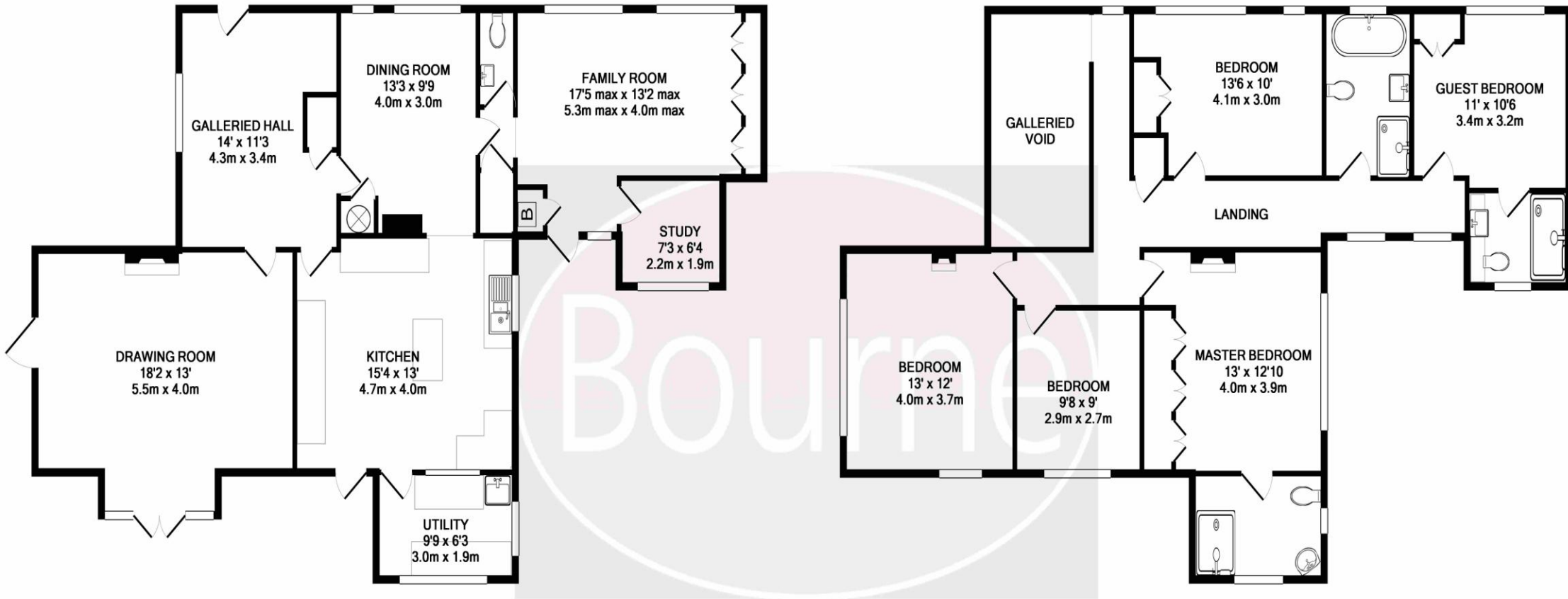
To the front of the property is an extensive gravelled driveway providing parking for numerous cars with hedging to front providing a good degree of privacy.

The superb south-facing rear gardens comprise a large flagstone terrace with level lawn beyond with steps down to further large lawn area with additional decked seating area to side. With trees to rear, the garden offers an excellent degree of seclusion.

- Spacious Family Home
- Stunning Condition Throughout
- Five Double Bedrooms
- Three Bathrooms & Cloakroom
- Four Reception Rooms
- Superb Kitchen & Utility
- Impressive Galleried Hall
- Landscaped South-Facing Gardens
- Extensive Parking
- Popular Village Location



# Floor Plan



GROUND FLOOR  
APPROX. FLOOR AREA 1088 SQ.FT. (101.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR AREA 1074 SQ.FT. (99.7 SQ.M.)

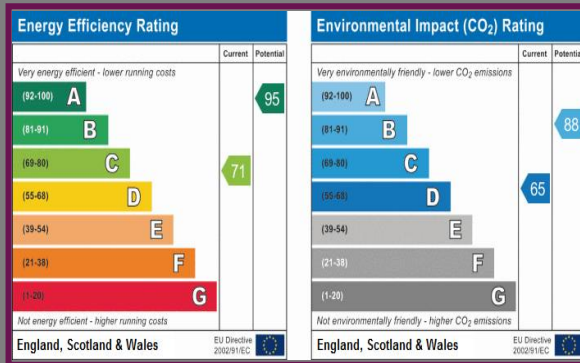
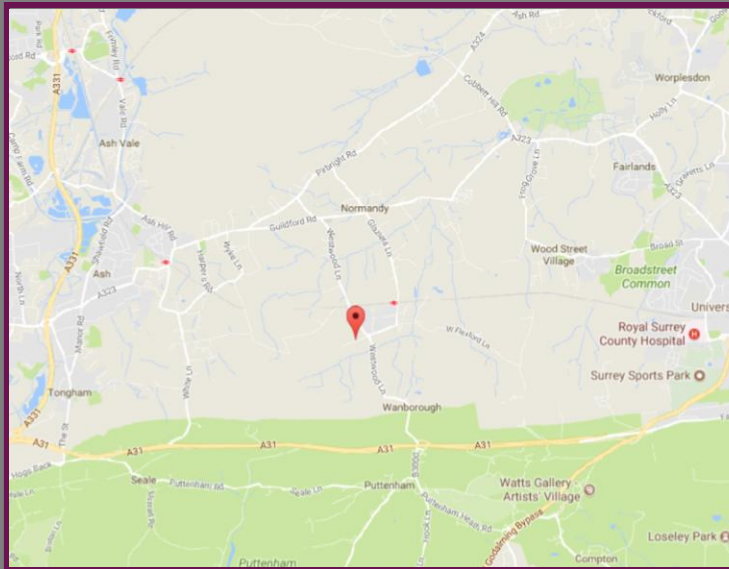
FOR ILLUSTRATIVE PURPOSES ONLY  
TOTAL APPROX. FLOOR AREA 2162 SQ.FT. (200.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Mortgage Finance 2017

# Location

Green Lane East is a residential lane just off Westwood Lane in the popular village of Normandy and this property is within just over ½ mile of Wanborough station. Guildford and Farnham town centres with their vast array of shops, restaurants and leisure facilities are both within approximately 5 miles with the nearby A3 providing easy access to London and the south coast. The nearby A331 also provides easy access to the M3 beyond.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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