



# 1 Little Green The Green

Elstead Surrey GU8 6HA

Asking Price: £695,000 Freehold





- Short Level Walk of Village Green
- Tucked Away off a Private Driveway in a Quiet Backwater
- Beautifully Landscaped South Facing Rear Garden
- Sitting Room Overlooking Garden
- Kitchen/Dining Room
- Family Room/Study
- Utility Room & Cloakroom
- Four Bedrooms & Two Bathrooms
- Double Glazed Windows & Solar Panels with Battery Storage
- Off Road Parking for Several Cars



A bright, spacious and adaptable four bedroom family home that includes a sitting room, large kitchen/dining room, study/family room, cloakroom and utility room. Other benefits include parking for several cars and a delightfully landscaped southerly facing garden. The house occupies a tucked away yet highly convenient location only moments from the village centre with its excellent local shops, public houses, recreational facilities, St James' Primary School and close to much beautiful open countryside.







Main Line Station – 3.8 miles (Waterloo approx. 55 mins)

Village Centre – 0.1 miles Godalming – 5 miles

Primary School – 0.5 miles Secondary School – 3.7 miles

Doctors – 200 meters Dentist – 0.1 miles

A3 – 2.3 miles M25 – 16.3 miles M3 – 11 miles

Gatwick - 34.5 miles Heathrow - 30.2 miles

Council Tax Band – E Payable – £2766 EPC Rating – B



Directions: Proceed out of Godalming in a southerly direction towards Milford, then on reaching the village take the second exit at the mini roundabout continuing on into Portsmouth Road. Continue through the village and at the traffic lights turn right and continue to the next roundabout taking the second exit again this time over the A3. Take the first exit at the next roundabout signposted Elstead (B3100). Continue on towards Elstead and after approximately 2 miles, just before you reach the village green, the entrance to Little Green will be found on your left, off Back Lane as a driveway immediately to the right of the dentists.





**Emery & Orchard**  
ESTATE AGENTS

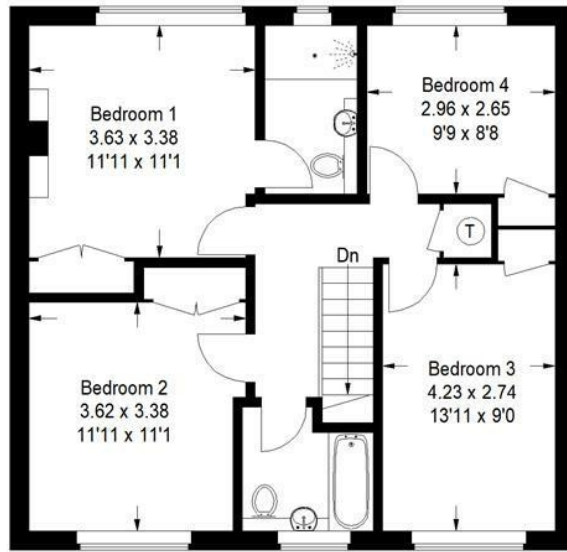
01483 419 300

20 High Street  
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GU7 1EB

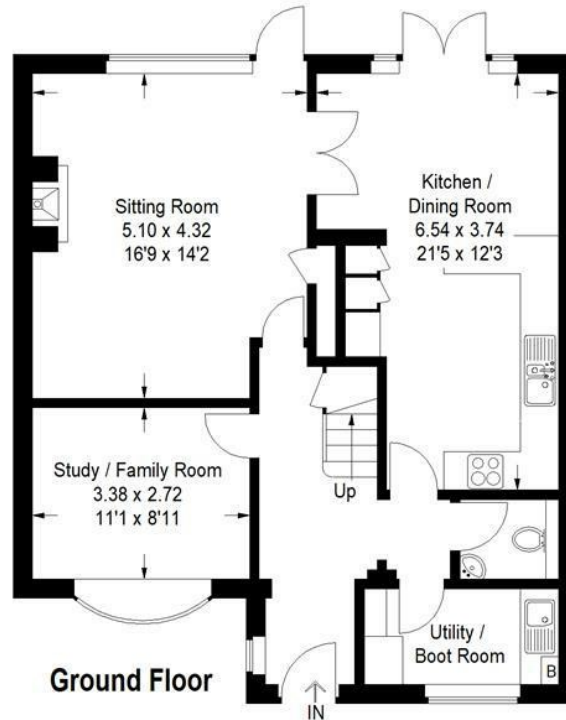
email:office@emery-orchard.co.uk

# Little Green, Elstead

Approximate Gross Internal Area  
Ground Floor = 73.8 sq m / 794 sq ft  
First Floor = 65.6 sq m / 706 sq ft  
Total = 139.4 sq m / 1500 sq ft



First Floor



Ground Floor



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.

Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary.

