



Ivy Oak, Shadyhanger  
Godalming, Surrey GU7 2HR  
Guide price £1,050,000 Freehold



Don't miss the chance to own this delightful four-bedroom family home, in need of a little TLC, in the sought-after Shadyhanger in Godalming. With flexible living spaces and a charming terraced garden, it offers distant views from its elevated position.



- Four Bedroom Detached home
- Sought after Location within easy reach of the Mainline Stations and High Street
- Quiet Street
- Elevated Setting with Distant Views
- Three Reception Rooms
- Driveway for 2 Cars and Double Garage
- EPC Rating: C

Shadyhanger, Godalming



Step into the hallway where you'll find a spacious living room through double doors to the left, providing breathtaking views of the town and the Surrey Hills. Adjacent is a versatile second reception area, currently a study area, while across the hallway lies a good sized dining room, leading to the kitchen.

Shadyhanger, Godalming



Combining the two rooms would present a prime opportunity to create one expansive kitchen-dining area which would create a more open and functional space, ideal for both cooking and entertaining perfect for modern family living. At present the kitchen has modern units with a range cooker and a versatile laundry area.



As you ascend the stairs, you'll discover four well-proportioned bedrooms and a family bathroom. Additionally, there's access to the boarded loft space. The master bedroom, situated at the front of the house, features fitted wardrobes and an ensuite bathroom, boasting splendid countryside views to start your day. Bedroom 2, also at the front, shares these picturesque views.

Shadyhanger, Godalming



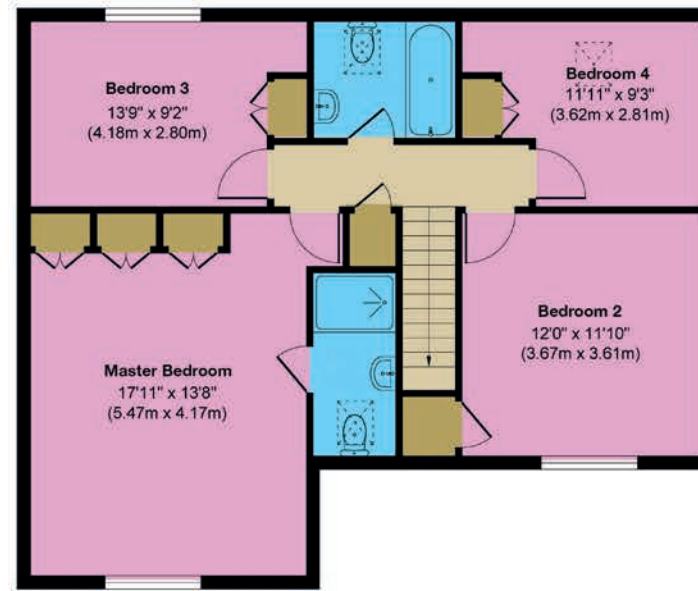
The remaining two bedrooms and family bathroom, are located at the rear of the house. Bedroom 4 would make an ideal home office.

To the front, a driveway with parking for two cars and a detached double garage provide convenience.

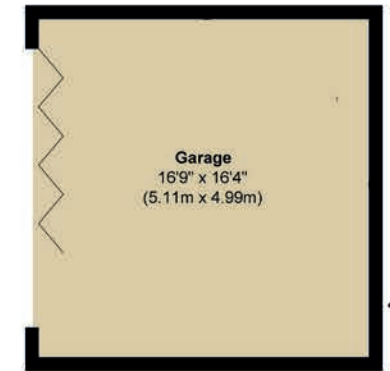
Shadyhanger, Godalming



GROUND FLOOR



FIRST FLOOR



GARAGE



**Shadyhanger, Godalming**

Approx. Gross internal floor area 174 sq m ~ 1970 sq ft (including garage)



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Nearby, you'll find excellent local schools, including Primary and Secondary schools, along with Godalming Sixth Form College. Both Godalming and Farncombe train stations (40 minutes to London Waterloo) and the town centre are just a 10-minute walk away. Godalming High Street, with its attractive period buildings, has a real variety of independent shops, restaurants, pubs and coffee houses.

With easy access to the A3 for quick road links to London, the M25, airports, and the South Coast, this home is just perfect for those family days out.



Please 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.