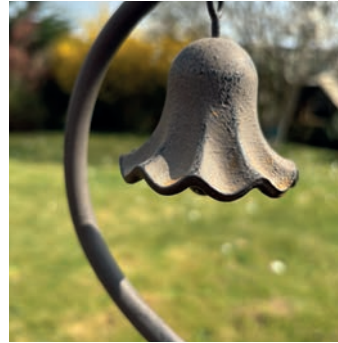




7 Blewfield, Busbridge
Godalming, Surrey GU7 1TR
From £700,000 Freehold **CHAIN FREE**



Nestled peacefully at the end of a sought-after, quiet cul-de-sac in Busbridge. This bright and beautifully proportioned three-bedroom detached bungalow offers a rare opportunity to create your forever home. Whether you're looking to move straight in, update to your taste, or explore the exciting potential for a loft conversion (subject to the usual consents), this charming home ticks all the boxes.

Step outside and be welcomed by an idyllic garden – a tranquil oasis with a generous lawn, sun-soaked terrace and a fabulous pizza oven that's just made for entertaining family and friends on warm summer evenings. The front garden is equally inviting, with established planting creating a lovely sense of privacy.

A detached garage and private driveway provide off-street parking for up to three cars.



Inside, the spacious 25ft sitting/dining room is bathed in natural light thanks to large picture windows that frame leafy views and bring the outside in. It's the perfect setting for both relaxing and entertaining.

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The contemporary kitchen is sleek and fully equipped with integrated appliances, offering both practicality and style. With arched open doorway leading to the dining area.



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To the rear are two generous double bedrooms. One of which opens directly onto the garden terrace – ideal for morning coffee or a quiet evening escape.

A further single bedroom provides flexibility for guests, a home office or nursery. The modern bathroom is tiled throughout, complemented by an additional cloakroom for added convenience.

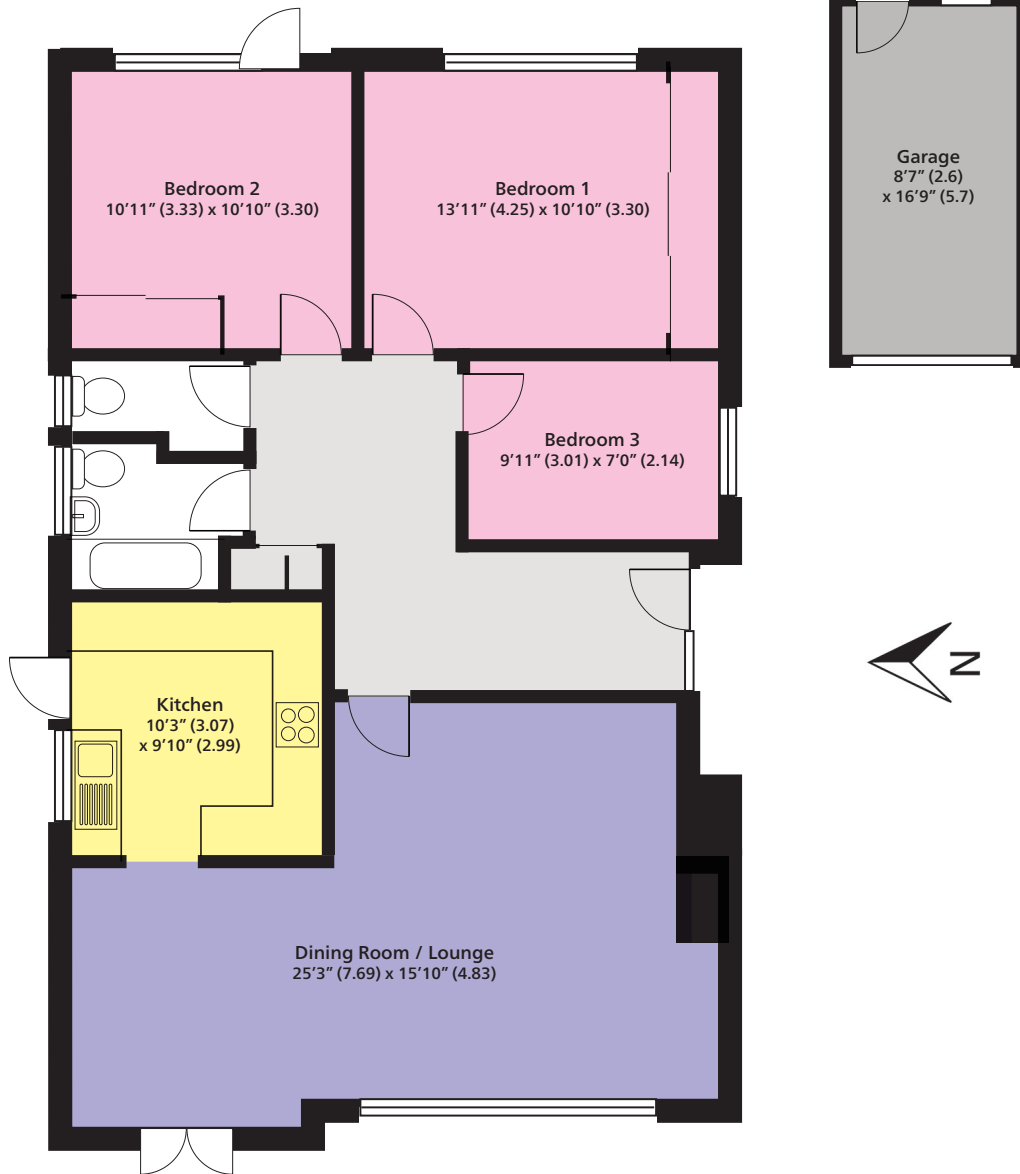


Nearby, you'll find excellent local schools, including Primary and Secondary schools, along with Godalming Sixth Form College. Godalming mainline train station (40 minutes to London Waterloo) and the town centre are just a 15 minute walk away.

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.

Schedule your viewing with the EweMove team today before this opportunity slips away.

Floorplan



Additional Information:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78
55-68	D	60	
39-54	E		
21-38	F		
1-20	G		

Services: The property has mains electricity, gas, water and mains drainage.

Parking: Driveway for 2 cars and garage

Rights of way: We believe there are no rights of way.

Tenure: Freehold

Local Authority: Waverley Borough Council

Council Tax: Band E

Broadband Speed:

Basic 14 Mbps, Superfast 54 Mbps, Ultrafast - 10000 Mbps

Mobile Phone signal (based on calls indoors):

02 Good, Three OK, EE Good, Vodafone Good

Flood Risk: Surface Water - Very Low Rivers and Sea - Very Low

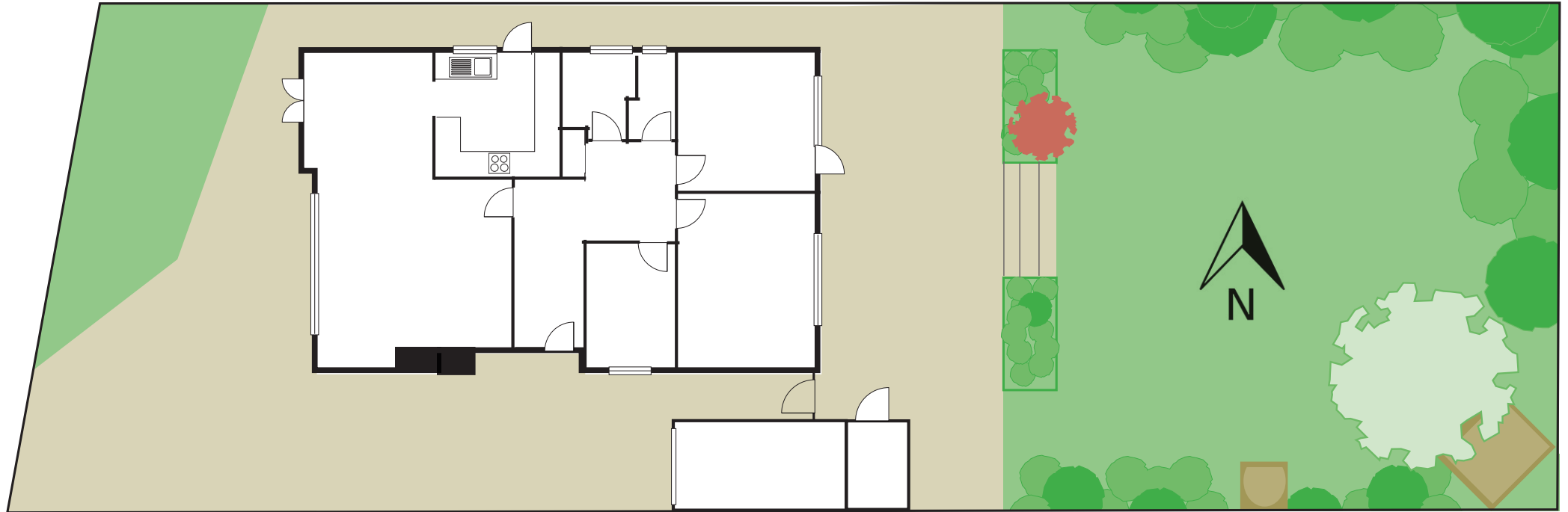
Conservation Area: Not located in a conservation area

Satellite & Cable TV availability: BT, Sky and Virgin

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Approx. Gross internal floor area (excluding garage) 95.9 sq m ~ 1032 sq ft

Siteplan



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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.