



38 Quatermile Road, Busbridge  
Godalming, Surrey GU7 1TJ  
In excess of £1,500,000 Freehold **CHAIN FREE**





Set in a peaceful corner of Busbridge, this beautifully presented home offers over 2,500 sq ft of spacious, stylish living – perfect for modern family life. With a bright, airy layout and thoughtful touches throughout, it's ready for you to move in and make it your own.

Step inside and you're welcomed by a light and inviting hallway, which leads to two generously sized reception rooms and the heart of the home and a stunning open-plan kitchen/family/dining space. The elegant 22-foot sitting room is the ideal spot to relax, with a contemporary fireplace perfect for cosy evenings. The separate dining room enjoys lovely views and opens out through French doors onto a decked dining area and the private rear garden – great for entertaining.

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The kitchen has been expertly designed with plenty of storage, integrated appliances, and stylish finishes. It flows seamlessly into a bright conservatory-style family space – a brilliant hub for everyday living, complete with double doors leading out to the garden. There's also a handy utility room and downstairs toilet just off the hallway.

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Upstairs, the principal bedroom is a real retreat, complete with a walk-through dressing area (currently used as a study) and a luxurious en-suite bathroom with both a bath and a large walk-in shower. There are three further good-sized double bedrooms on this floor, all served by a beautifully finished family bathroom.





Head up to the top floor and you'll find a versatile fifth bedroom with its own en-suite shower room and a snug – ideal for guests, older children or even an au pair.

To the front, there's a spacious brick-paved driveway with parking for several cars and two garages. The rear garden is a real sanctuary – landscaped with care, it features a lush lawn, mature shrubs and tall hedging for plenty of privacy. A wide terrace runs across the back of the house, perfect for summer barbecues and relaxed evenings outdoors. A brilliant bonus is the garden workshop – whether you're after a home office, gym or creative studio, it's a useful-space full of possibilities.



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Nearby, you'll find excellent local schools, including Primary and Secondary schools, along with Godalming Sixth Form College (Ofsted ~ Outstanding). 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.

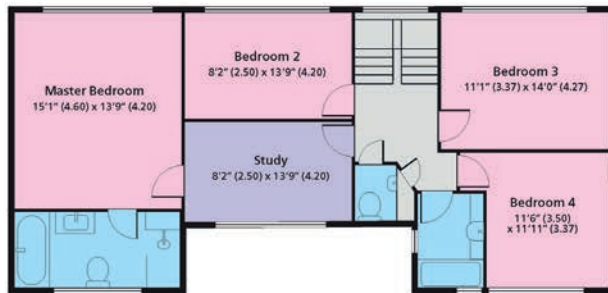
Schedule your viewing with the EweMove team today before this opportunity slips away.



# Floorplan



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

This plan is for representation purposes only as defined by 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.

## Additional Information:

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

**Parking:** Driveway for 3 cars and 2 single garages

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

**Tenure:** Freehold

**Local Authority:** Waverley Borough Council

**Council Tax:** Band G

**EPC Rating:** C

**Broadband Speed:**

Basic 15 Mbps, Superfast 80 Mbps, Ultrafast - 10000 Mbps

**Mobile Phone signal (based on calls indoors):**

02 Good, Three OK, EE Good, Vodafone OK

**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

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

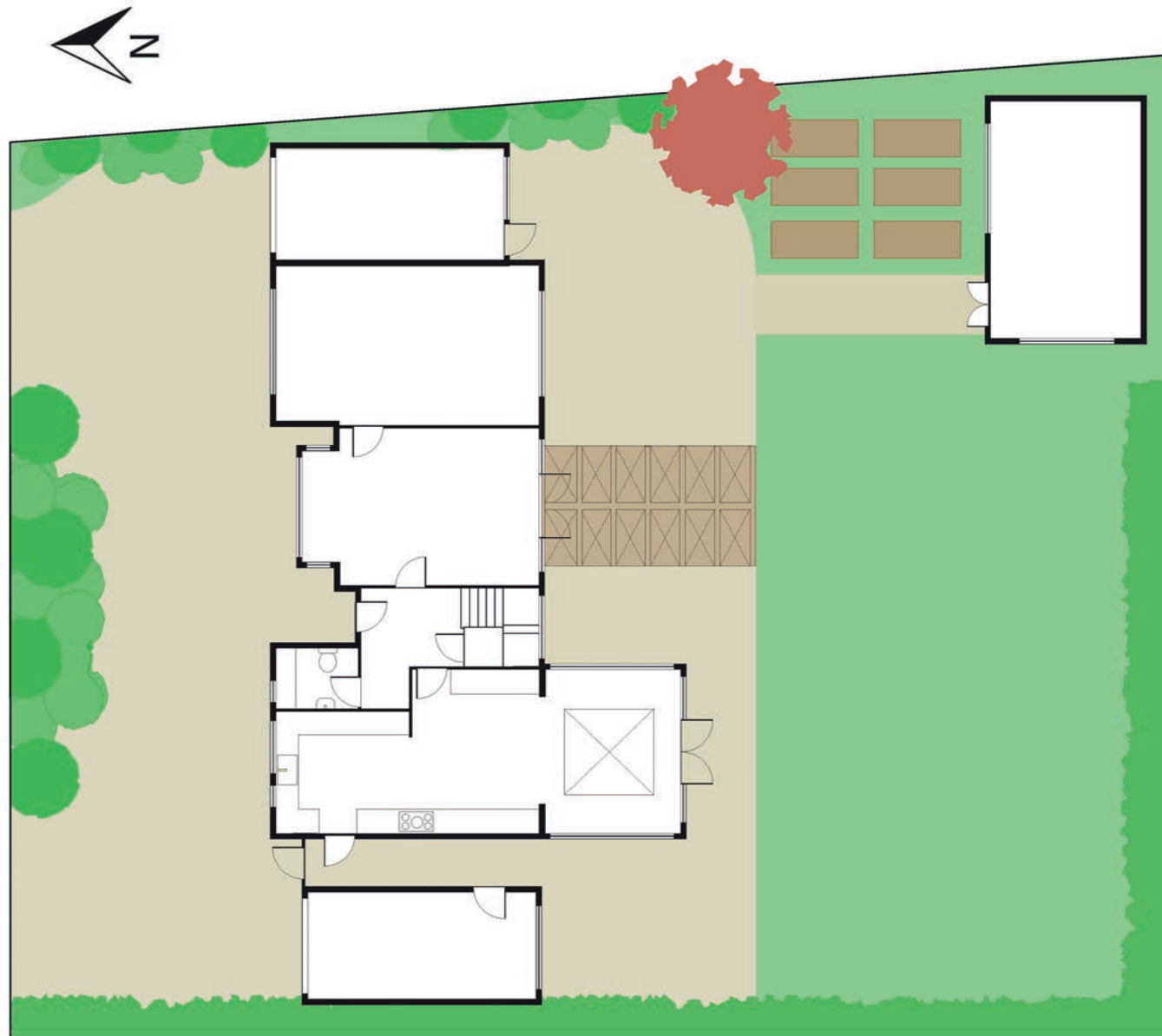
- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

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Approx. Gross internal floor area (excluding workshop and garages) 228 sq m ~ 2455 sq ft

# Siteplan







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.