



BAVINS
Mark Way, Godalming, GU7 2BW



HILL CLEMENTS

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Pleasantly tucked away in popular Mark Way, very close to Charterhouse and Prior's Field schools – an individual and interesting contemporary family house with spacious and flexible accommodation of 3,182 sq ft, set within secluded gardens of 0.62 acres

- 4 BEDROOMS
- 3 BATHROOMS (1 EN SUITE)
- SELF CONTAINED 2 BEDROOM FLAT
- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- STUDY
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- DOUBLE GARAGE
- SUNNY AND PRIVATE GARDENS, EXTENDING TO 0.62 ACRES
- COUNCIL TAX BAND: G £3,691.28
- EPC BAND D

Godalming main line station (Waterloo 44 minutes) – 2 miles.

Farncombe station – 1.8 miles

The Location

Bavins is situated in the quiet and popular residential area of Mark Way, away from through traffic, but conveniently situated for Godalming town centre and main line station at the bottom of the hill. The bustling town centre with its excellent range of shops, large supermarkets, restaurants and bars is within 2 miles and is a pleasant walk away down Charterhouse Hill. Likewise the main line station with its popular commuter service to Waterloo is slightly nearer and is therefore an easy walk or bike ride away. The A3 with easy access to the south coast and the M25 is within two miles. Guildford with its historic High Street and excellent shopping centre, along with its main line station with a 35 minute commuter service to Waterloo is only 4.5 miles. Schools in the area include the nearby Prior's Field and

Charterhouse, Aldro in Shackleford, St Catherine's in Bramley, Puttenham Church of England Infant School, Barfield in Farnham and Barrow Hills in Witley.

The Property

Originally dating back to the 1960's this individual family home enjoys spacious and adaptable accommodation that has the benefit of a self contained two bedroomed flat on the first floor. The house sits in the middle of its immaculately kept gardens which back on to woodland. The house has been in the same ownership since 1987 and the original cedar cladding has been replaced with stylish & easily maintainable composite cladding boards. The majority of the windows have been replaced bar some on the ground floor, in particular the kitchen breakfast room, as this is an area, subject to the usual consents, could be extended. The flat provides a great option for ancillary accommodation but at the same time could be incorporated into the main house. The house is set back from the lane and enjoys a great deal of privacy.

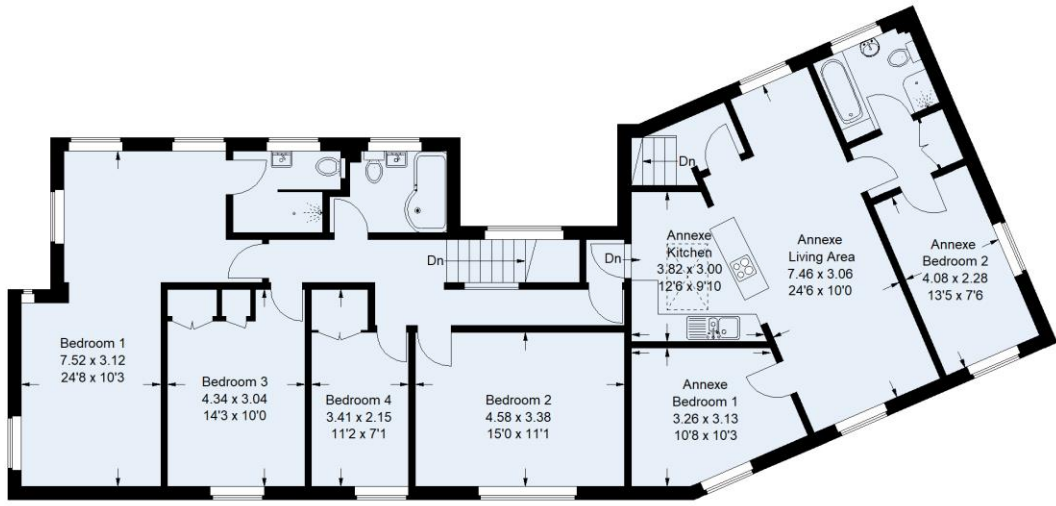
Directions

From Guildford take the A3100 Portsmouth Road to Godalming and turn right at the first roundabout into Chalk Road. Continue under the railway bridge and carry-on up Charterhouse Road to the roundabout at the top of the hill, turning left and continuing past the first turning to Mark Way and continuing past Charterhouse School and the Renault garage. The road bears to the right and take the next turning on the right. Go right again and Bavins will be found a short distance on your left.





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.



First Floor



Ground Floor

Approximate Gross Internal Area
 Ground Floor = 145.0 sq m / 1561 sq ft (Including Garage)
 First Floor = 150.6 sq m / 1621 sq ft (Including Annexe)
 Total = 295.6 sq m / 3182 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



