

THE DRIVE



THE DRIVE

GODALMING, GU7 1PF

Available: 1st July 2024

£7,500 PCM (Per Calendar Month)

House - Detached - 6 Bedroom
5 Bathroom - 2 Reception

Summary

A stunning six bedroom detached family house located on The Drive in the heart of Godalming including double garage, garden and plenty of off street parking.

Key Features

- Six Bedroom
- Three Bathroom
- Double Garage
- Large Garden
- Studio
- Gardener Included





THE PROPERTY

Description

The property offers ample space across its three floors. On the ground floor, you are immediately welcomed into a light and spacious entrance hall, which guides you to the kitchen/breakfast room and utility room with convenient side access. The dining/family room is towards the rear of the property, enabling it to take advantage of its southern aspect as it features bi-fold doors that open onto the garden patio. Adjacent to the dining area, the separate sitting room at the centre of the property offers plenty of space as well as a log burner. Additionally, at the rear of the property, there's another versatile room suitable for use as a bedroom or gym, along with a playroom and a study.

On the first floor, there is an extremely large master bedroom, complete with an en-suite bathroom. Alongside, a further guest bedroom also features its own en-suite shower room. Additionally, there are three further double bedrooms, all sharing a well-appointed family bathroom.

The second floor features a large loft room, ideal for storage.

Outside

The property features a front gravel driveway capable of accommodating up to five vehicles, along with an electric double garage and a studio. The south-facing rear garden is mostly laid to lawn, bordered by flower beds, mature trees, and a substantial patio.



Location

The property is conveniently located near the main railway station, with a quick commute to London Waterloo in just 39 minutes. It's also just a short 10-minute walk from High Street, offering easy access to local amenities. It also lies within catchment areas for numerous reputable schools, such as Charterhouse, Priors Field, and Godalming College. The A3 is approximately 3 miles away, providing both access to London and Portsmouth.

EPC: C

Utilities:
Gas mains
Water and waste mains
Electric mains

The services of a gardener are included in the rent.

Pets are considered on a case-by-case basis.

Waverley Borough Council
Council Tax Band: G

Holding Deposit: £1,730



This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.

The Drive, Godalming

Approximate Gross Internal Area
Ground Floor = 185.8 sq m / 2000 sq ft
First Floor = 185.8 sq m / 2000 sq ft
Second Floor = 46.4 sq m / 500 sq ft
Garage / Studio = 46.4 sq m / 500 sq ft
Total = 464.5 sq m / 5000 sq ft



Godalming Lettings

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