





HIGH TREES 7 BURFORD LEA  
GODALMING SURREY GU8 6HT

Price Guide £1,250,000

High specification	0.35 acre
Pressurised hot water system	Neff Integrated appliances
Parking for half a dozen cars	Air conditioning
Covered outside kitchen	Underfloor heating (ground floor)
Ceramic tiled floors for hallway, kitchen, WC and utility	Outside cabin and storage

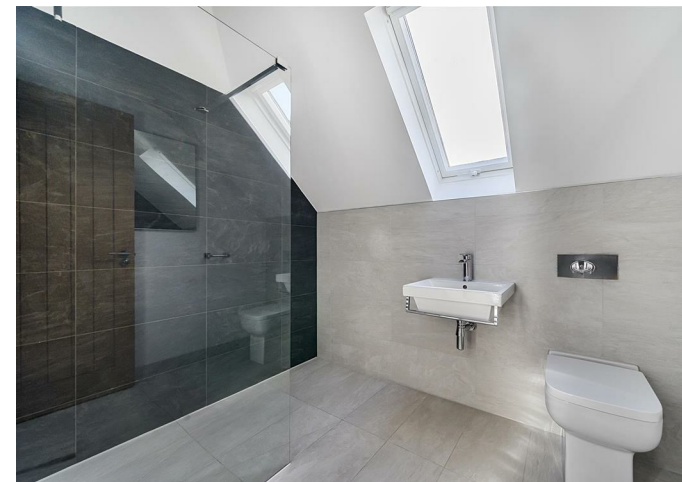


**A greatly improved/extended  
stylish modern chalet home set  
within an established private no  
through road in the heart of  
Elstead,**

#### THE PROPERTY

Improved by the current owners to create spectacular open plan social/lifestyle spaces, the design offers both flexible living and abundant natural light. With an indoor/outdoor connection to the garden the two spaces seamlessly connect to offer all year seasonal entertaining supported by a fully functional outside kitchen and covered area. The 31' x 26' open plan living, dining and kitchen space located to the rear combines shared natural light from the triple aspect including, two roof lanterns and zoned/mood LED lighting. Throughout the space, the views invite glances of the 100ft + rear garden all framed by the two sets of bi-fold doors. From the hallway the 600mm porcelain tiles effortlessly extend though to the kitchen, living and dining spaces whilst offering style, durability and function with wet piped underfloor heating. As for the living space, a feature wood burner is a focal point where beyond the modern fitted kitchen with island/breakfast bar designates the space providing good work surfaces including an array of integrated Neff appliances. Separate to the kitchen is a fully functional fitted utility room with useful storage, work surfaces, space for an American fridge freezer and a separate door accessing through to the front drive. Throughout the property, there is full double glazing and gas central heating whilst for comfort and convenience there are three air-conditioning units. The mains pressurised hot water system is powered by a modern gas condensing boiler and is all located within the airing cupboard, accessible via the first-floor landing. In both the master bedroom and front bedroom there are feature windows reaching high into the raised apex, designed to maximise the natural light and the views.





## THE GROUNDS

the rear garden is mostly laid to lawn with a large fence to one side, mature oak trees, useful secure storage and a cabin style room to the right. The cabin style room could be ideal for either a home office or just additional storage. There is access on both side of the home with one benefitting from twin doors for easier access. The patio extends from the back of the property with width ensuring that natural sunlight can be seen at all times of the day whilst the boundaries have mature trees/shrubs all combing to offer excellent privacy.

## SITUATION

Elstead is a picturesque village in Surrey, England, located within the Surrey Hills Area of Outstanding Natural Beauty. It is located approximately 8 miles (13 km) southwest of Guildford, 6 miles (10 km) east of Farnham, and 5 miles (8 km) west of Godalming, making it ideally connected while retaining its rural charm.

The village is rich in history, featuring the 12th-century St. James' Church and well-regarded pubs such as The Mill at Elstead, a former watermill by the River Wey. The surrounding commons, including Royal Common and Thursley Common, provide excellent opportunities for walking and recreation.

With a strong community spirit, local shops, a village green, and various events throughout the year, Elstead offers a blend of countryside tranquillity and accessibility to larger towns, making it an ideal and desirable location to live.

GODALMING | 5.7 miles

FARNHAM | 5.7 miles

GUILFORD | 10 miles

MILFORD STATION | 3.5 miles

LONDON WATERLOO | 49 MINUTES BY TRAIN

CENTRAL LONDON | 41 miles



## Burford Lea, Elstead, Godalming, GU8

Approximate Area = 2201 sq ft / 204.4 sq m

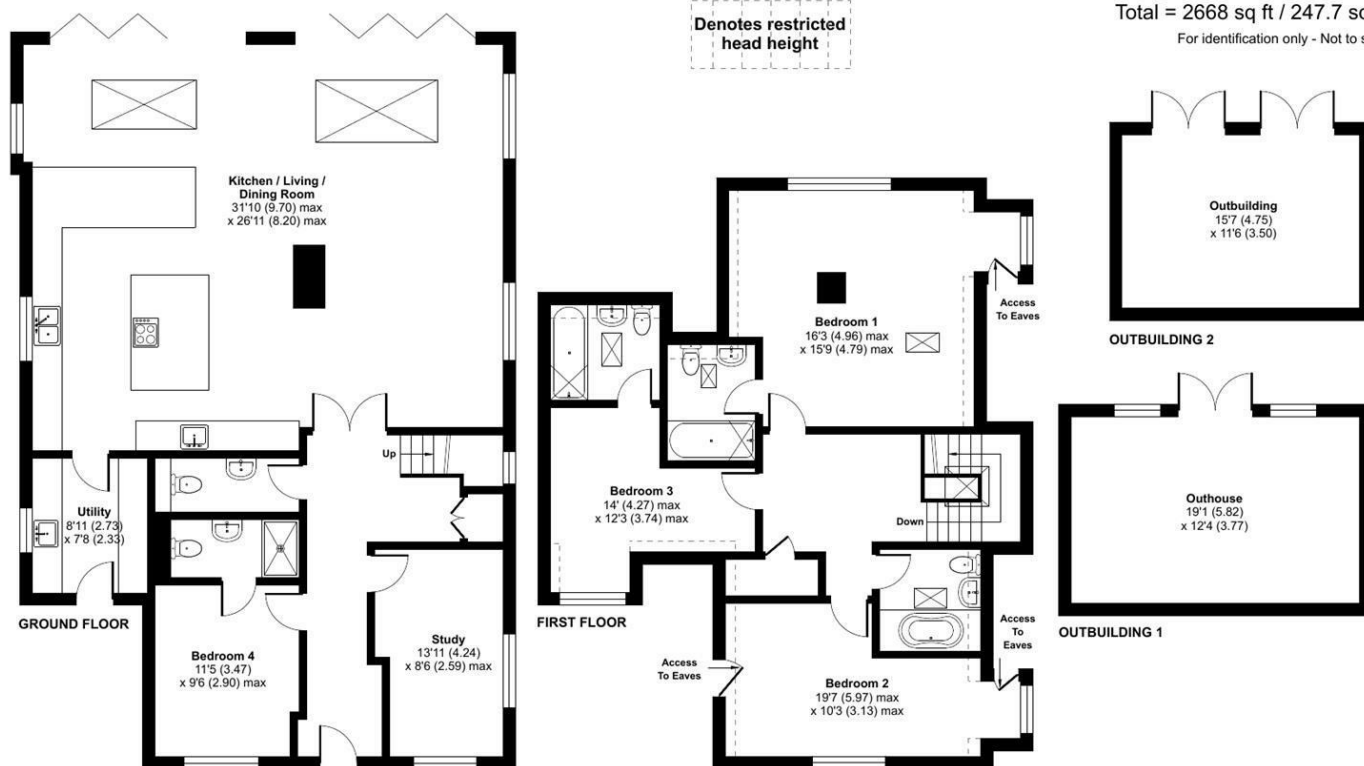
Limited Use Area(s) = 50 sq ft / 4.6 sq m

Outbuildings = 417 sq ft / 38.7 sq m

Total = 2668 sq ft / 247.7 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n°chemcom 2025. Produced for Clarke Gammon. REF: 1353644

### LOCAL AUTHORITY

Waverley

### COUNCIL TAX

Band E

### SERVICES

Mains water,  
Mains electricity,  
Mains drainage  
Gas central heating

30th September 2025

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### CG HASLEMERE OFFICE

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### DIRECTIONS

Approaching from Milford Junction on the A3, follow Elstead Road for approximately 2.5 miles then turning right into Burford Lea and High Trees is first house on right. Approaching from Farnham, take Waverley Lane past Farnham station for approximately 5 miles then turning left into Burford Lea and High Trees is first house on right.

### AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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