



Tollesbury, Deanery Road, Godalming, GU7 2PQ







Built for the current owners thirteen years ago, this substantial family home offers flexible living, with the versatile accommodation being arranged over three floors.

With a high-end specification that includes a professionally designed Benchmarx kitchen, Duravit bathrooms, and underfloor heating throughout, the property is likely to have a wide appeal.

The property is accessed off Deanery Road, where there is a double garage, and car port, with steps leading down to the front door. Below the carport there is an office space, and large store room.

Upon entering the property, you immediately get the feeling of space and light. The large reception hall gives access to the first and lower ground floors, whilst also leading to the study, cloakroom, and double doors into the double aspect sitting/dining room. This room gives access to the large balcony and takes in the magnificent, far-reaching views.

The sitting room then leads into the kitchen/breakfast room, which is triple aspect and has bi-fold doors leading onto the incredibly private and enclosed side terrace, with porcelain tiling. The kitchen has black granite worksurfaces, soft close doors and drawers, built in appliances and a Fohen 5:1 tap.

The first floor of Tollesbury offers a spacious main bedroom suite, a guest suite, two further double bedrooms and a family bathroom.

The lower ground floor has a hallway, a guest sitting room, a kitchen/breakfast room, bedroom, and bathroom.







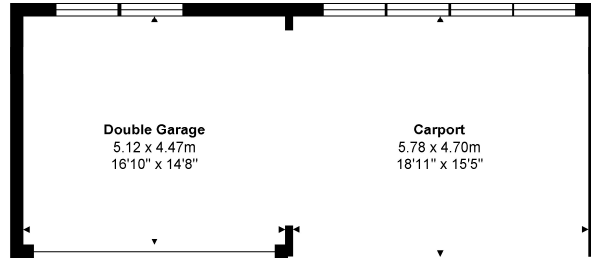
The fully landscaped gardens include a recently installed Astro Turf lawn, porcelain tiled patio and steps with stone to the edges, and composite decking to the decked areas of the lower and upper gardens.

The gardens are tiered and offer different spaces to entertain and relax, whilst all enjoying a sunny aspect and the fantastic views.

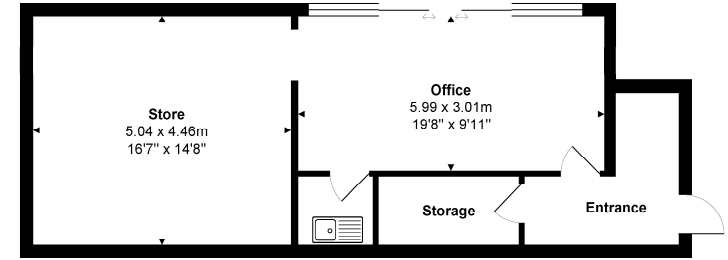
Beautifully located and within walking distance to Waitrose and Sainsbury's supermarkets and Godalming High Street. Farncombe and Godalming train stations, with their regular services to Waterloo, London are located within short walking distances. Access to the A3 is nearby, as is the market town of Guildford. There are plenty of walks through-out the Godalming vicinity and beyond. There are many great schools nearby including St Hilary's, Prior's Field & Charterhouse.

- Freehold
- Council Tax Band –
- Current EPC Rating – B / 82



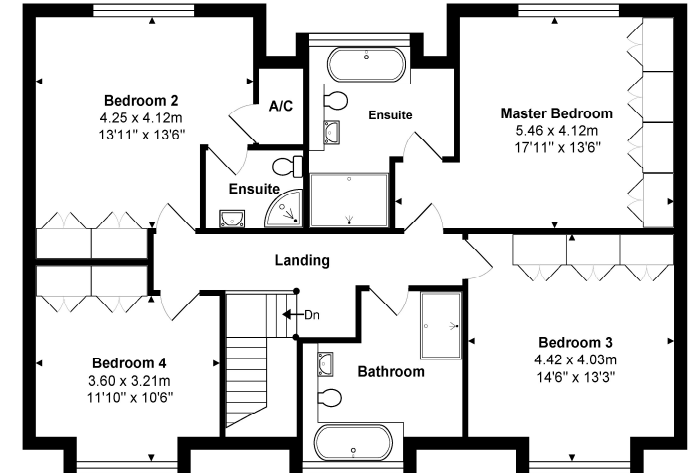
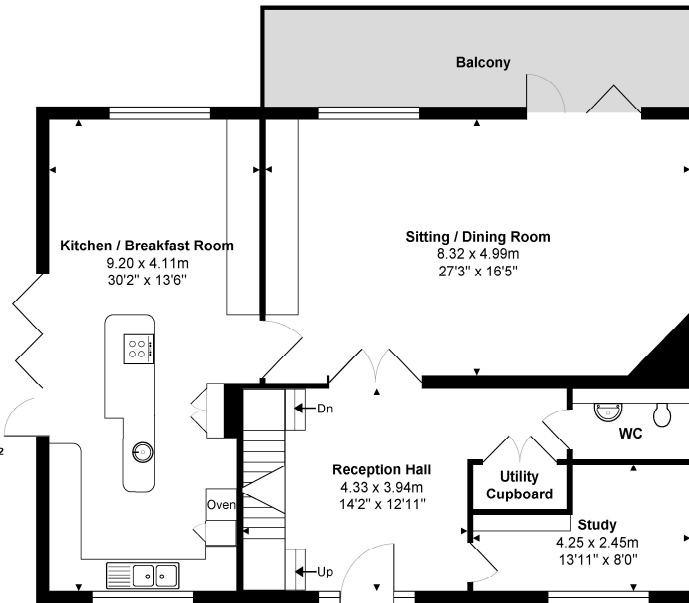
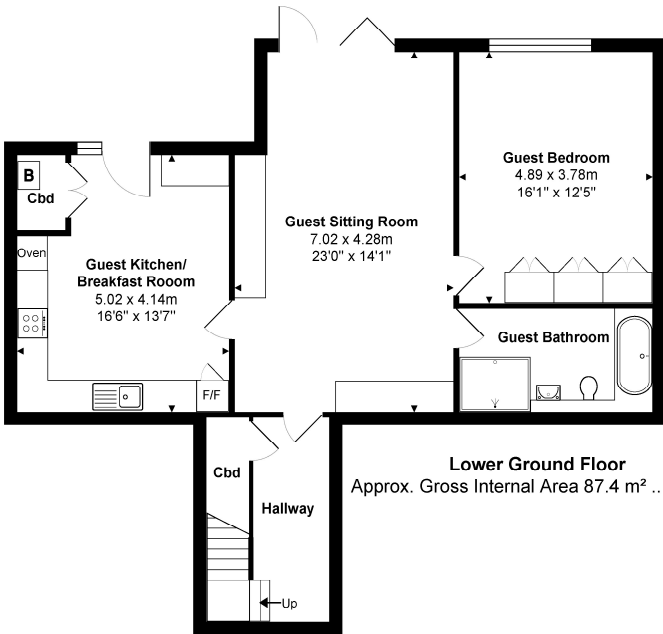


**Carport / Store**  
Approx. Gross Internal Area 50.7 m<sup>2</sup> ... 546 ft<sup>2</sup>  
(not shown in true location)



**Below Carport**  
Approx. Gross Internal Area 54.3 m<sup>2</sup> ... 585 ft<sup>2</sup>  
(not shown in true location)

Total Approx. Gross Internal Area 409.8 m<sup>2</sup> ... 4412 ft<sup>2</sup> (excluding balcony, includes outbuilding)  
All measurements are approximate and for display purposes only. Not to scale. [www.energyassessuk.com](http://www.energyassessuk.com)





# Chantries & Pewleys

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

