



WIN
1909

FOR SALE
Chantries
& Pewleys
ESTATE AGENTS
01483 30304

James Road, Peasmarsh, Surrey.

 Chantry
& Pewleys





Property Description

Guide Price: £ 600,000

Nestled in a desirable cul-de-sac within the charming hamlet of Peasmarsh, just two miles from Guildford town centre, this generously proportioned house boasts spacious accommodation. The layout includes three double bedrooms, two bathrooms, a sitting room, and a stunning 24-foot kitchen/dining/family room at the back, complete with folding doors that open to the expansive rear garden.

The front door opens into a hallway with a convenient cloakroom and WC and separate utility space. The welcoming sitting room at the front of the house features a bay window and a fireplace. The rear of the house showcases the heart of the home: an impressive 24-foot kitchen/dining/family room equipped with a wide range of units, a built-in oven, gas hob, and integrated appliances. A central island provides additional storage and workspace, with a side window allowing extra light. This area accommodates ample dining and living spaces, and nearly the entire back wall consists of folding glass doors that open onto the rear garden.

The first-floor landing, illuminated by a skylight, leads to the master bedroom, which includes a rear window, a walk-in closet, and an ensuite shower room. There is a second double bedroom with a front window and a third double bedroom with windows on the side and rear. The second and third bedrooms are serviced by a modern family bathroom.

James Road is a quiet cul-de-sac, making parking outside your property easy. It is a short walk from a charming green with a children's play area. Nearby, a convenience store within the petrol station provides essential shopping, and frequent bus services connect you to Guildford, Godalming, and Farncombe.

Guildford, with its famous cobbled High Street and historic castle, is located approximately 2 miles away. The town offers an extensive range of leisure and recreational facilities, including a wide variety of shops and restaurants, the Yvonne Arnaud Theatre, a cinema complex, G Live, Surrey Sports Park, Spectrum Leisure Centre, and a Lido. Guildford also boasts two train stations, providing regular services.

Council tax band: D; Tenure: freehold; EPC rating: F.



James Road, Peasmarsh.



GROUND FLOOR
APPROX. FLOOR
AREA 800 SQ.FT.
(74.3 SQ.M.)



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.

FOR ILLUSTRATIVE PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 1308 SQ.FT. (121.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 508 SQ.FT.
(47.2 SQ.M.)

Cranleigh Sales 01483 347888
cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222
guildford@chantriesandpewleys.com

Merrow Sales 01483 347100
merrow@chantriesandpewleys.com

Shalford Sales 01483 304344
shalford@chantriesandpewleys.com

Lettings 01483 405222
lettings@chantriesandpewleys.com

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.





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