















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.

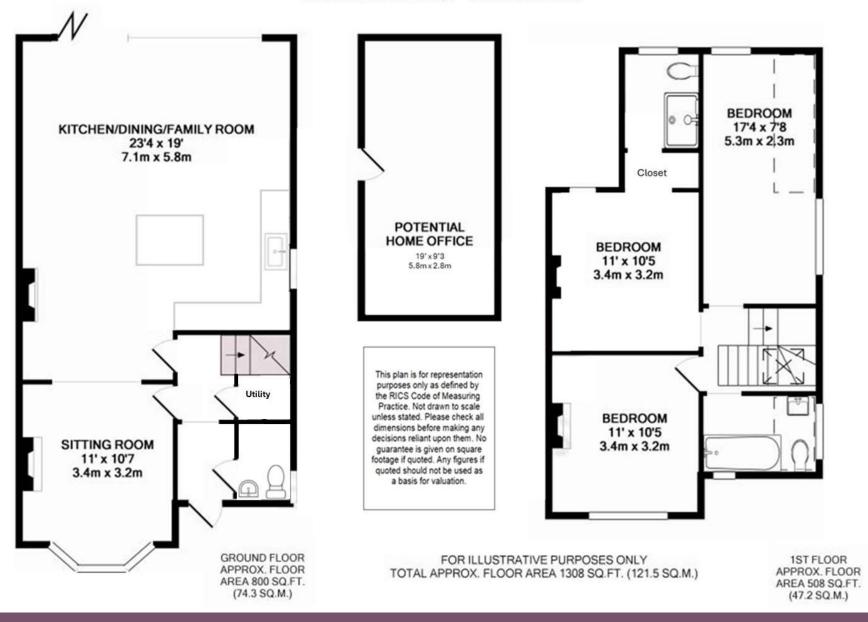








James Road, Peasmarsh.





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





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

