

Bluebell Cottage

3 The Arbour | Hurtmore | Godalming | GU7 2RU

£800,000

MASELLA COUPE

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A well-presented 3/4 bedroom home situated in a unique woodland setting, close to Priors Field School. Offering a spacious open-plan kitchen/dining room, generous sitting room and versatile study/bedroom four. The property also benefits from a private enclosed rear garden and off-street parking.

- Open plan Kitchen/Dining room
- Large sitting room
- Peaceful fully enclosed garden
- A versatile study/bedroom 4
- Off street parking
- Situated in a private woodland setting

Kitchen / Dining Room

22'5 x 10'6 (6.84 x 3.20)

A spacious and inviting kitchen and dining room that features a central island with a gas hob, surrounded by sleek cabinetry in a soft grey finish. Two windows and a door at the rear provide views and access to the garden, filling the room with natural light. The dining area comfortably accommodates a table with chairs, creating a perfect space for family meals and entertaining.

Sitting Room

13'7 x 13'7 (4.14 x 4.13)

This well-proportioned sitting room benefits from a large bay window and warm wooden flooring. The room offers ample space for a large corner sofa and additional furnishings, with a neutral palette that creates a cosy and welcoming atmosphere. The adjoining doorway connects to the kitchen/dining area, enhancing the flow of the ground floor.



















Study / Bedroom 4

12'5 x 9'5 (3.78 x 2.86)

A versatile room currently used as a fourth bedroom. This generous double room works well as a bedroom but could also be used as a study or playroom, depending on the family's needs.

Bedroom 1

14'1 x 11'5 (4.28 x 3.48)

The main bedroom is a generous space, benefitting from a double aspect windows overlooking the front and and side. The room provides ample space for a double bedroom as well as offering built in wardrobe space.

Ensuite Shower Room

A neat and contemporary shower room featuring a walk-in shower with glass screen, a wall-mounted basin with illuminated mirror above, a low level WC and a black towel radiator.

Bedroom 2

14'1 x 9'7 (4.28 x 2.92)

A bright and welcoming double bedroom with a large window overlooking the garden. This room has a clean and simple décor, with light flooring and plenty of space for furniture, making it ideal as a comfortable sleeping area.

Bedroom 3

8'3 x 8'2 (2.51 x 2.48)

A smaller single bedroom measuring 8' x 8', providing good space for a single bed and additional furniture.

Bathroom

A family bathroom with a bath and overhead shower, complemented by marble-effect walls and flooring for a stylish finish. The bathroom also includes a toilet and pedestal sink, with a window allowing natural light and ventilation.

Rear Garden

The rear garden is a private and tranquil space surrounded by mature trees and greenery. It features a paved patio area with a large outdoor dining table and chairs, ideal for dining and entertaining. The garden extends into an open lawn bordered by shrubs and fencing, creating a peaceful retreat and safe play area for children or pets.



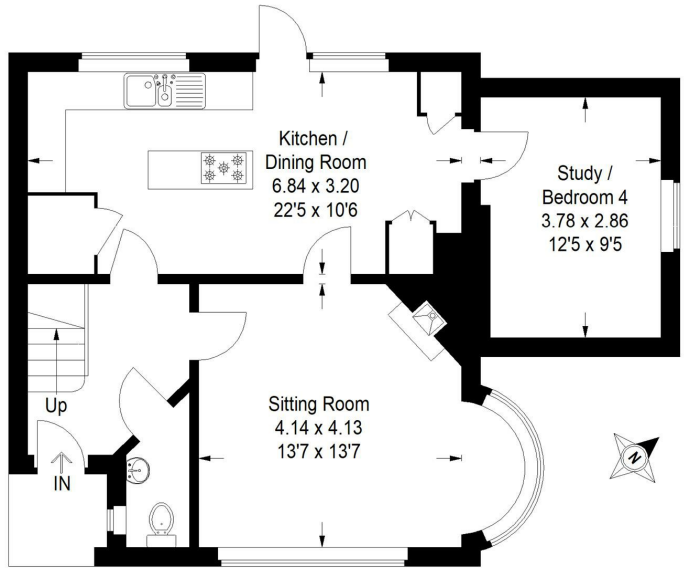




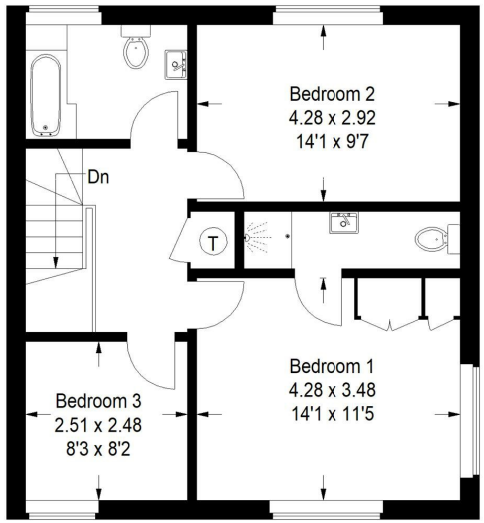
The Arbour

Approximate Gross Internal Area
Ground Floor = 63.1 sq m / 679 sq ft
First Floor = 51.4 sq m / 553 sq ft
Total = 114.5 sq m / 1232 sq ft

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.



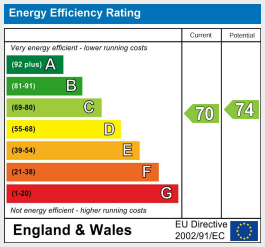
Ground Floor



First Floor

Council Tax Band **F**

EPC Rating **C**



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