

FOXCOMBE

Godalming



Chantry
& Pewleys

ESTATE AGENTS

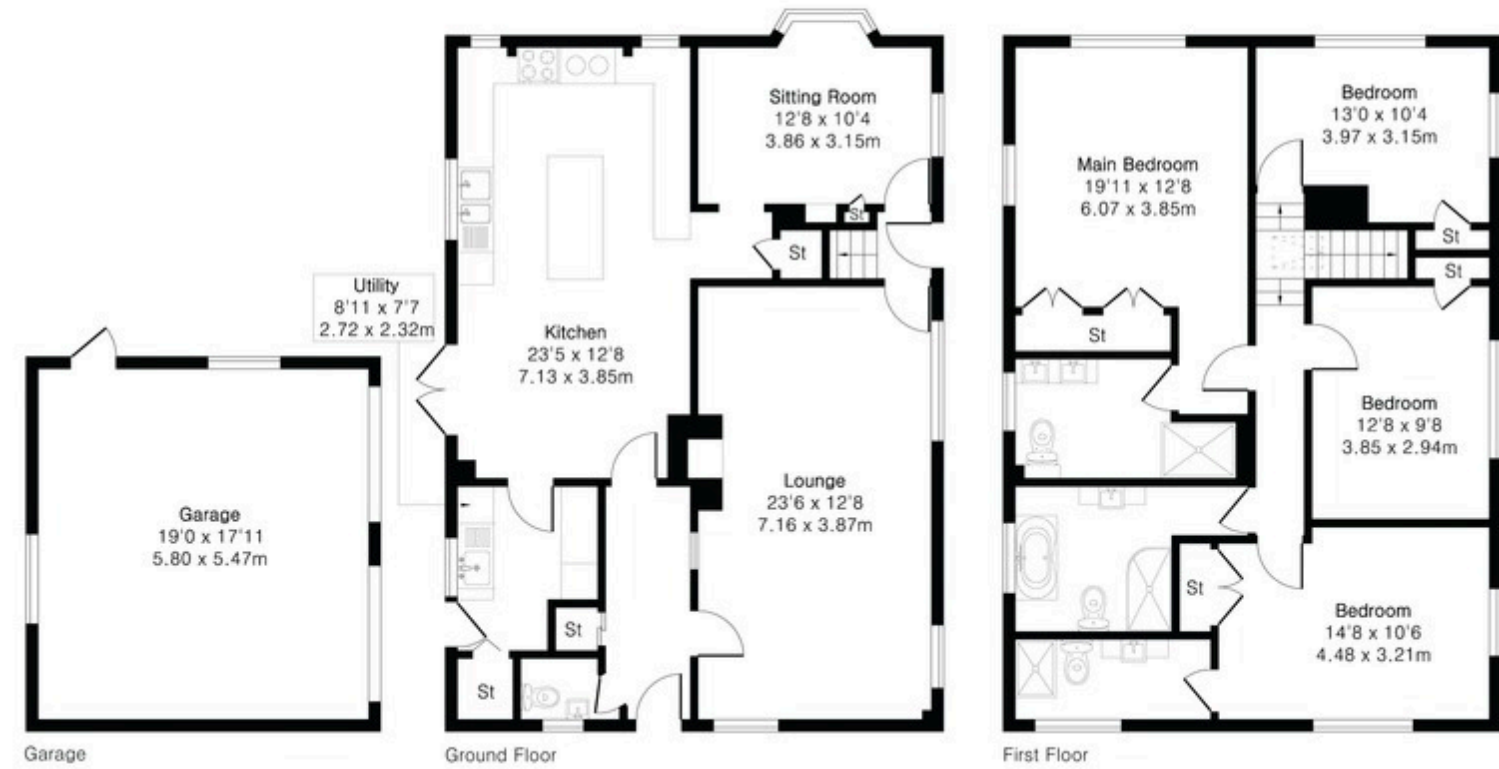


**Approximate Gross Internal Area 1882 sq ft - 175 sq m
(Excluding Garage)**

Ground Floor Area 944 sq ft – 88 sq m

First Floor Area 938 sq ft – 87 sq m

Garage Area 341 sq ft – 32 sq m



AT A GLANCE

- Detached four bedroom family house
- Large open-plan kitchen and dining space
- Double aspect lounge with wood burning stove
- Sitting room / family room
- Principal bedroom with en suite bathroom
- Further guest suite and large family bathroom
- Detached double garage and gravel driveway
- Private garden



Tenure: Freehold. Council Tax Band: G. EPC: D

FROM THE AGENT



The strength of the house is how naturally the main living spaces work together. The kitchen/dining room forms the centre of the layout, with enough space for day-to-day family life as well as larger gatherings, while the separate lounge and sitting room allow quieter spaces away from the main hub of the house.

The garden sits particularly well with the house, opening directly from the kitchen and dining area onto a broad terrace that works naturally for outdoor dining in warmer months. Planting and established trees soften the setting and create a good degree of privacy around the plot.

Upstairs, the bedroom arrangement is practical and well balanced, with a generous and private principal suite, guest suite and two further double bedrooms supported by a family bathroom.

The surrounding area provides access to nearby countryside walks while remaining well connected to local village amenities and road links into Guildford and the surrounding villages.

Andrew

Andrew Blagden,
Associate



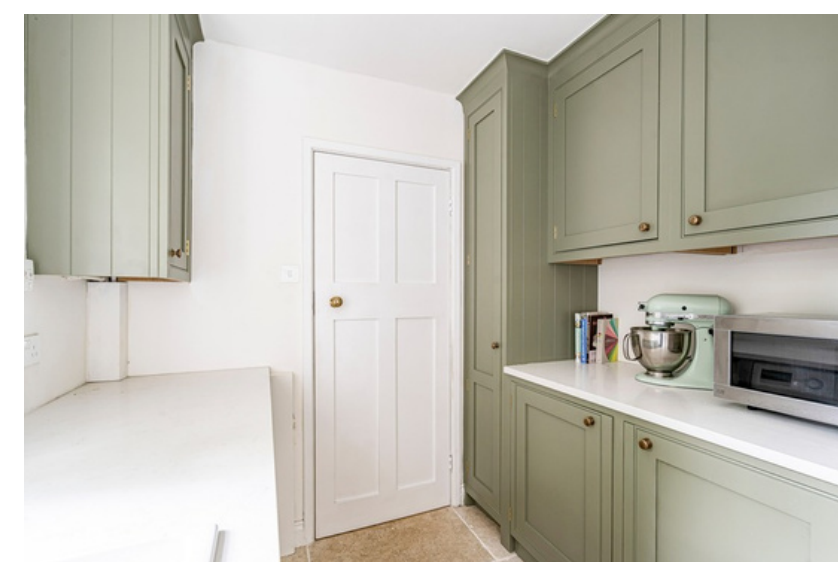


LIVING SPACES

The main lounge extends along the front of the house and benefits from windows to both sides, bringing consistent natural light throughout the day. Exposed ceiling beams and a wood burning stove add character to the room while the overall proportions allow for multiple seating arrangements.

A separate sitting room, with fitted woodburner provides useful flexibility and would also work well as a study, snug or playroom.





KITCHEN & DINING

The kitchen and dining space is the natural focal point of the house and clearly where much of day-to-day life centres. Arranged as one large open-plan room, the layout gives clear definition between cooking, dining and informal gathering spaces without losing the sense of connection across the room.

A large central island provides additional preparation space and informal seating, while extensive cabinetry and a separate utility room keep the practical elements tucked away. Doors from the dining area open directly onto the terrace.

The proportions work particularly well for family life, giving enough room for cooking, dining and entertaining without the space feeling overly formal.



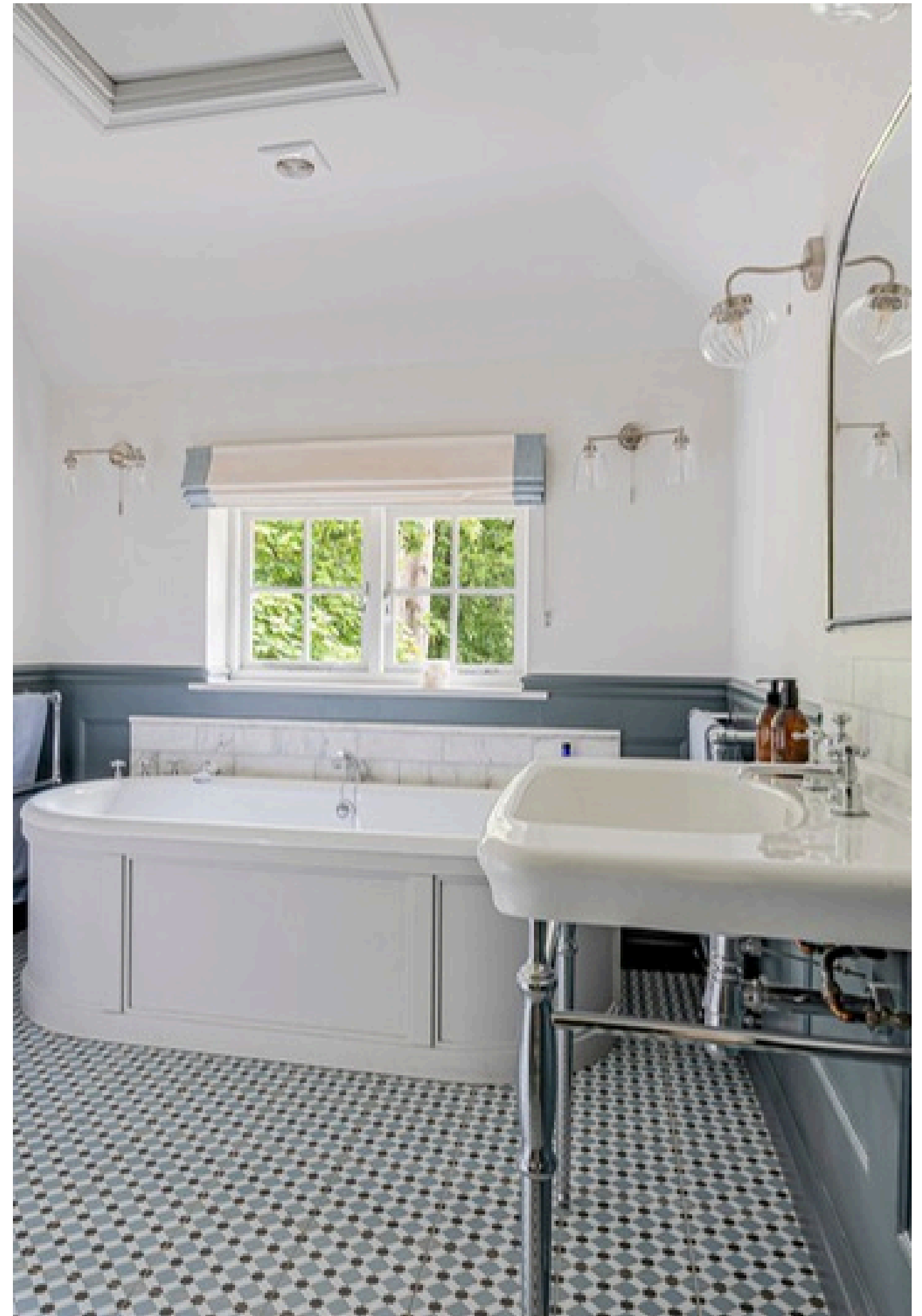


BEDROOMS & BATHROOMS

The principal bedroom is positioned away from the secondary bedrooms and benefits from fitted storage together with a spacious en suite bathroom featuring a double sink and marble walk-in shower.

Three further double bedrooms are arranged across the first floor, one with an en suite shower room. The other bedrooms are served by a family bathroom with large freestanding bath and separate shower, creating a practical setup for both family living and visiting guests.

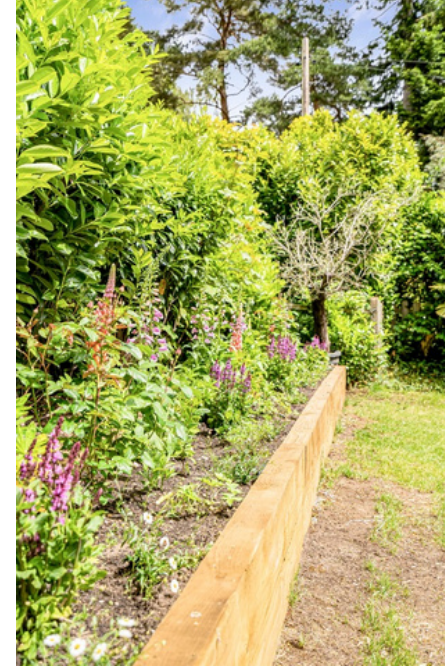
The bedroom arrangement feels straightforward and easy to use, with good separation between rooms and useful built-in storage throughout.



THE GARDEN

The rear garden has a natural relationship with the house, extending directly from the kitchen and dining space onto a broad stone terrace that works well for outdoor dining and evening seating.

Beyond the terrace, the garden opens into an established lawn bordered by mature hedging, trees and planted beds which soften the boundaries and create privacy around the plot. The detached garage sits to one side and the gravel driveway provides extensive parking.





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