



Chantries
& Pewleys



Tollesbury
Deanery Road, Godalming



INTRODUCING

Tollesbury

DEANERY ROAD, GODALMING, GU7 2PQ

Tollesbury is a substantial three-storey family home built fourteen years ago for the current owners, offering flexible accommodation and stunning far-reaching views. Finished to a high standard with a Benchmarx kitchen, Duravit bathrooms and underfloor heating, the house features a double-aspect sitting/dining room opening to a balcony, and a triple-aspect kitchen/breakfast room with bi-folds to a private terrace. The upper floors provide a main suite, guest suite and two further bedrooms, while the lower ground floor offers self-contained accommodation ideal for guests or multi-generational living. Landscaped tiered gardens, a double garage, car port, office and store room complete this impressive and versatile home.



5 BEDROOMS



3 RECEPTION ROOMS



4 BATHROOMS



GARAGE/CARPORT/OFFICE COMPLEX

Tenure: Freehold

Council Tax Band: G

EPC: B







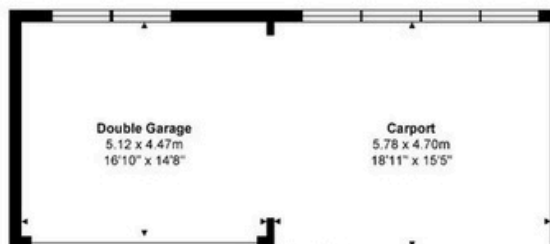




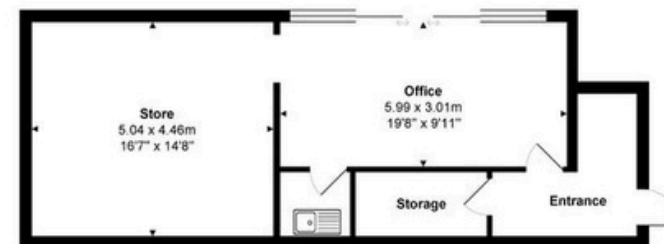








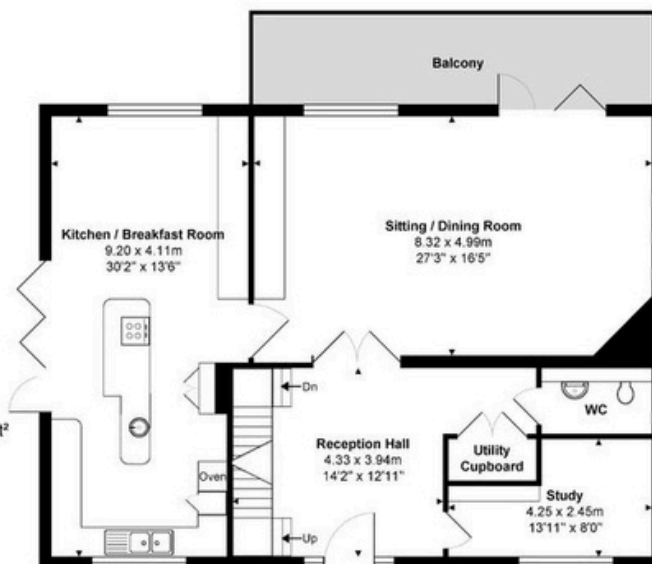
Carport / Store
Approx. Gross Internal Area 50.7 m² ... 546 ft²
(not shown in true location)



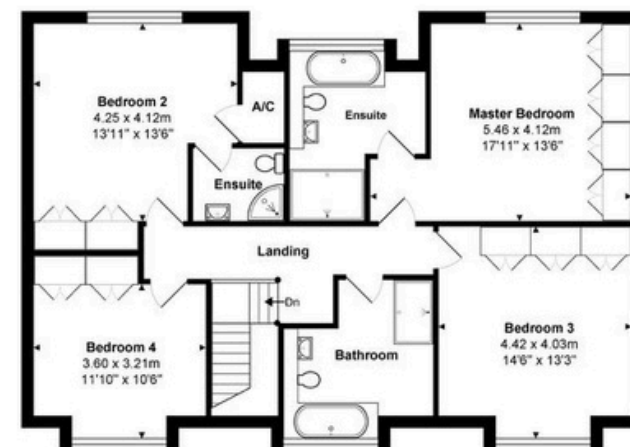
Below Carport
Approx. Gross Internal Area 54.3 m² ... 585 ft²
(not shown in true location)



Lower Ground Floor
Approx. Gross Internal Area 87.4 m² ... 941 ft²



Ground Floor
Approx. Gross Internal Area 115.5 m² ... 1243 ft²



1st Floor
Approx. Gross Internal Area 101.9 m² ... 1097 ft²

Total Approx. Gross Internal Area 409.8 m² ... 4412 ft² (excluding balcony, includes outbuilding)
All measurements are approximate and for display purposes only. Not to scale. www.energyassessuk.com



01483 304344
Shalford@chantriesandpewleys.com
Richmond House, 6 Station Row, Shalford GU4 8BY