The Hideaway, 6 Woodmancourt

Godalming GU7 2BT

Guide Price: £1,075,000 Freehold

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- Highly Sought Location
- No Onward Chain
- Entrance Hall & Cloakroom
- Superb Dual Aspect Sitting Room
- Stylish Fitted Kitchen/Dining Room
- Utility Room & Cloakroom
- Four Bedrooms & Two Bathrooms
- Gas Central Heating & Double Glazing
- Driveway & Double Garage
- Secluded Westerly Facing Garden

A fabulous and much improved four bedroom single storey home set in a wonderfully secluded westerly facing garden in one of Godalming's most highly favoured locations, at the end of a small cul de sac off Mark Way on the Charterhouse side of the town. The property features a superb dual aspect sitting room, stylish fitted kitchen/dining room with roof lantern and range of integrated appliances, four bedrooms and two bathrooms. Other benefits include double glazing, gas central heating, driveway and double garage. The property occupies a tucked away yet convenient location being within easy reach of the town centre with its excellent shops, restaurants, leisure and recreational facilities, popular state and private schools and main line station.

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4
6
7

Main Line Station – 1 mile (Waterloo approx. 45/50 mins)

Godalming – 1.3 miles

Infant School – 1.2 miles Junior School – 1.4 miles

Secondary School – 1.8 miles

Doctors – 1.2 miles Dentist – 0.9 miles

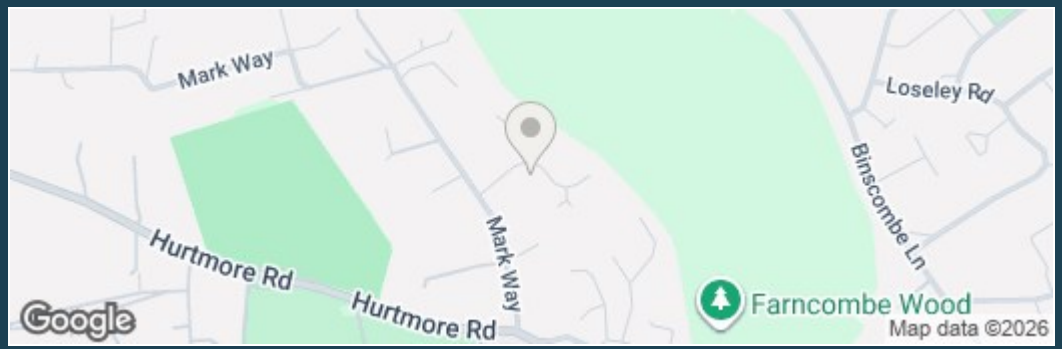
A3 – 1.5 miles M25 – 14 miles M3 – 13 miles

Heathrow – 29 miles Gatwick – 29 miles

Council Tax Band – G Payable – £4405.55p

EPC Rating – C

Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next mini roundabout take the first exit left into Chalk Road. Continue along Chalk Road passing under the railway bridge and on into Charterhouse Road. Continue for 0.7 mile and the turning for Mark Way will be found as the second turning on your right hand side a short distance after the mini roundabout. Woodmancourt will then be found as the second turning on the right hand side. Follow the road round to the left and number 6 will be found at the end of the cul de sac.



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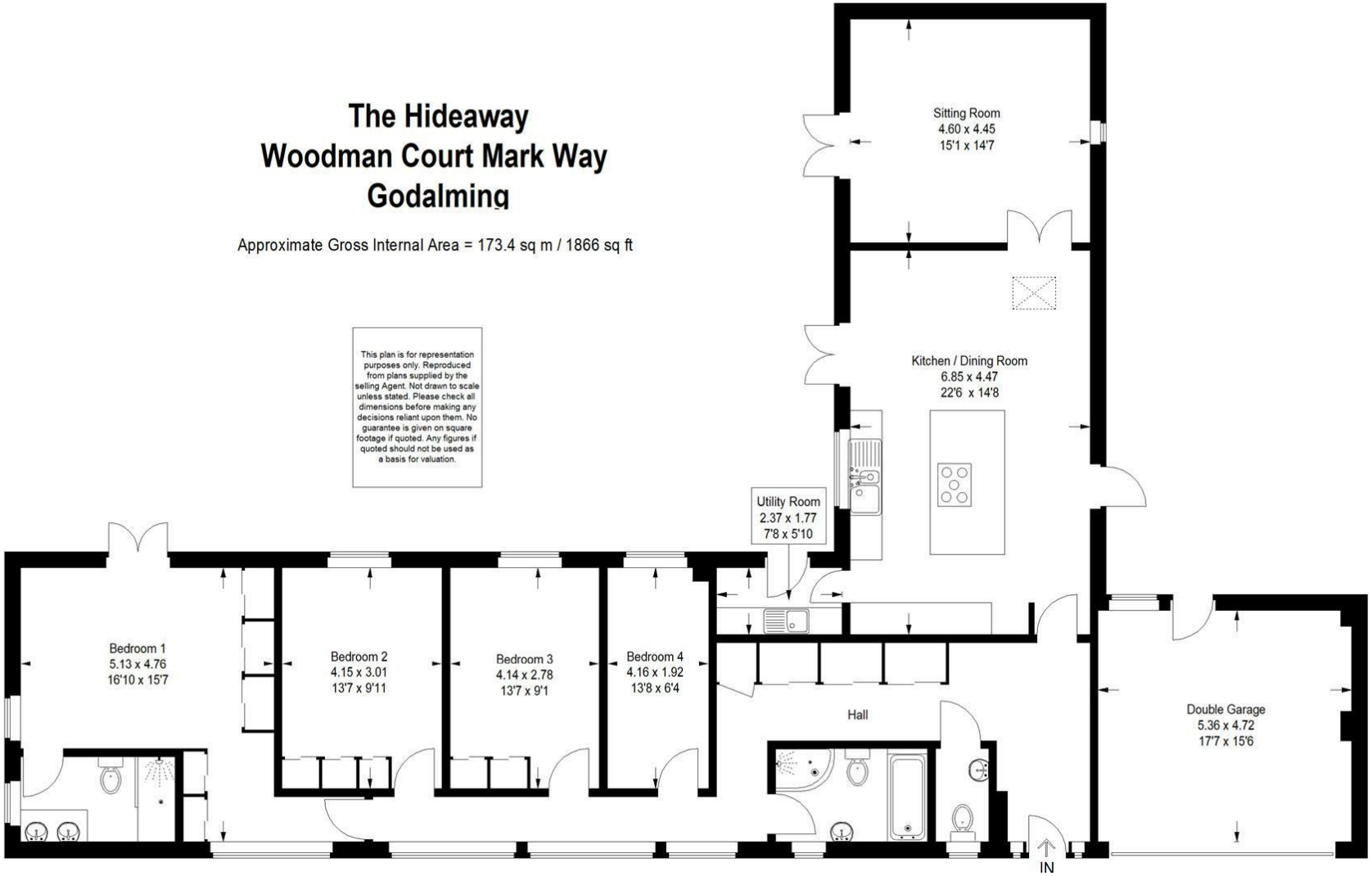
ZOOPLA

The Hideaway
Woodman Court Mark Way
Godalming

Approximate Gross Internal Area = 173.4 sq m / 1866 sq ft

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.



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Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.