

## The Conifers Ham Lane

Elstead GU8 6HG

Guide Price: £700,000 Freehold



- Short Walk To Village Centre
- Sitting Room
- Dining/Family Room
- Conservatory
- Kitchen with Built in Appliances
- Four Bedrooms
- Two Bathrooms
- Gas Heating & Double Glazed Windows
- South Easterly Rear Gardens
- Driveway



A deceptively spacious detached four bedroom chalet bungalow offering bright and flexible accommodation that includes a delightful sitting room, dining room, conservatory, fitted kitchen with built in appliances, as well as four bedrooms and two bathrooms. At the front there is a large driveway and there are attractive gardens at the front and rear. The property is set in a much favoured village location within easy reach of the centre with its excellent local shops, public houses, recreational facilities, St James' Primary School, bus route and close to much beautiful open countryside.







Main Line Station – 3.8 miles (Waterloo approx. 45/50 mins)

Village Centre 0.2 – miles Godalming – 4.7 miles

Primary School – 0.4 miles

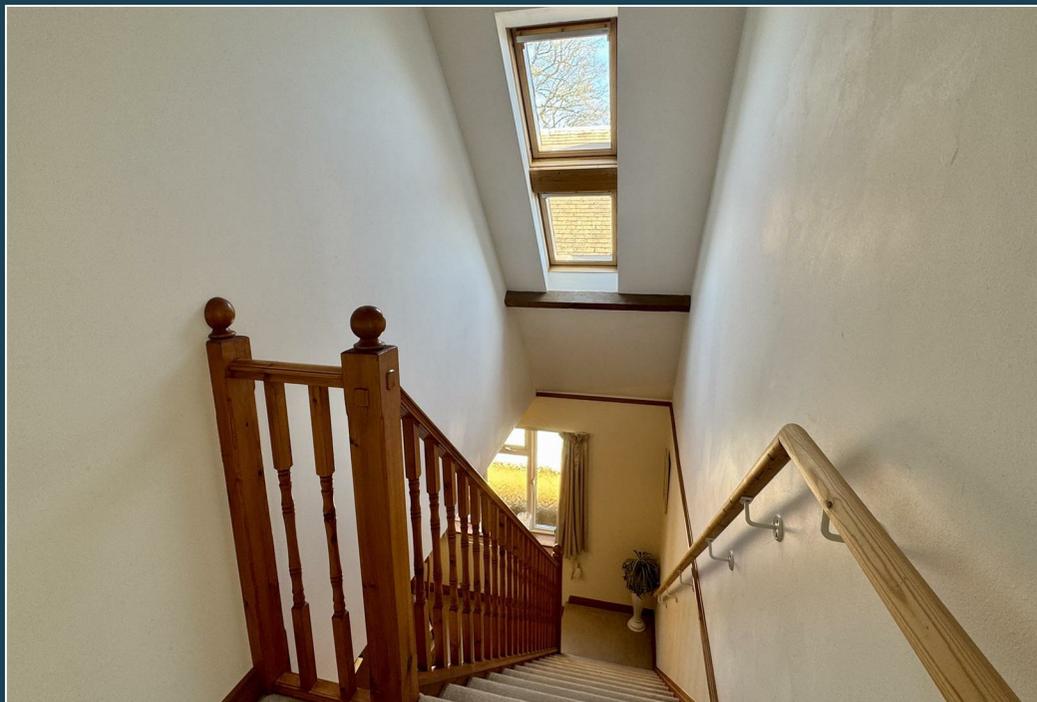
Secondary School – 3.6 miles

Doctors – 0.2 miles Dentist – 0.1 miles

A3 – 2.2 miles M25 – 16.5 miles M3 – 11.0 miles

Council Tax Band - E Payable - £2,878.09p (2024/25)

Energy Efficiency Rating - E



Directions: Proceed out of Godalming in a southerly direction towards Milford on the A3100, passing through the village and at the traffic lights turn right following the signs to the A3 and Elstead. At the next roundabout take the second exit, going over the A3 and first left onto the B3001. Continue along this road for approximately 2 miles and on reaching the village, take the turning on your right hand side by the shops into Broomfield. Continue to the end of Broomfield and turn left into Ham Lane. The Conifers will then be found after a short distance on your left hand side



# The Conifers, Ham Lane, Elstead

Approximate Gross Internal Area  
 Ground Floor = 98.8 sq m / 1063 sq ft  
 First Floor = 35.2 sq m / 379 sq ft  
 Total = 134 sq m / 1442 sq ft

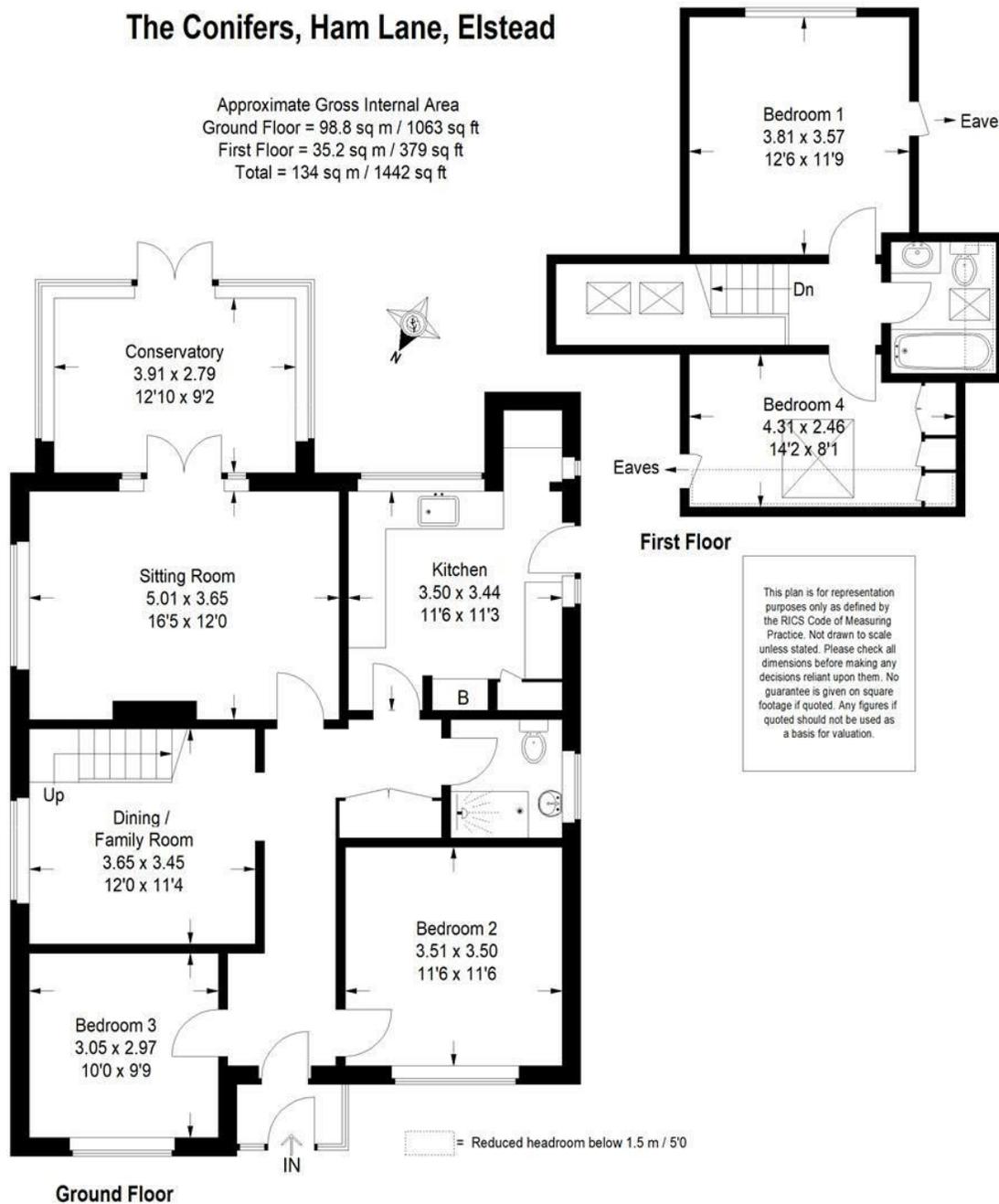


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This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

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.

