

6 GREENSAND PLACE

Godalming



**Chantries
& Pewleys**

ESTATE AGENTS

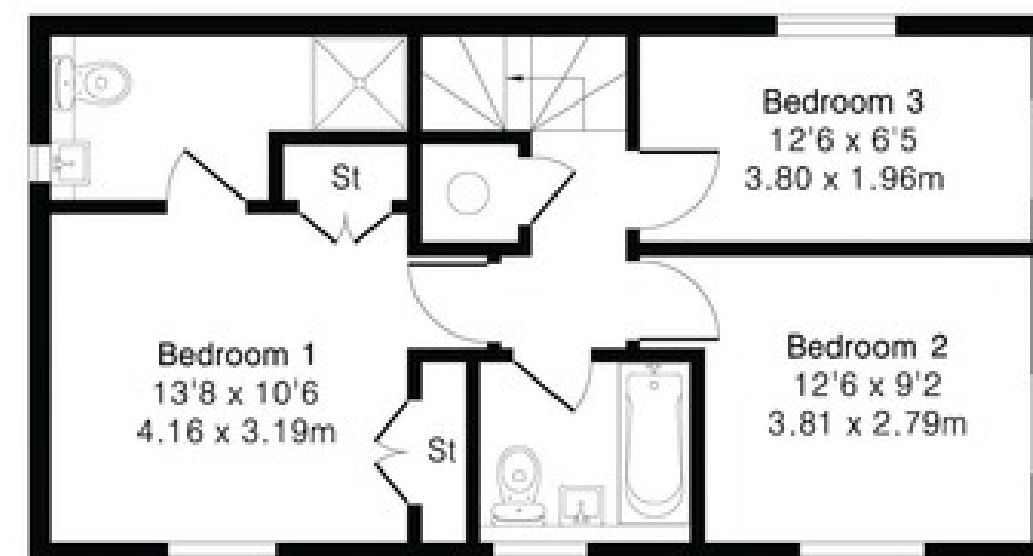


**Approximate Gross Internal Area 981 sq ft - 91 sq m
(Excluding Garage)**

Ground Floor Area 496 sq ft – 46 sq m

First Floor Area 485 sq ft – 45 sq m

Garage Area 197 sq ft – 18 sq m



First Floor

AT A GLANCE

Detached three bedroom family home

Quiet position on the edge of the village

Bright kitchen/dining room with doors to the garden

Separate dual-aspect living room with bay window

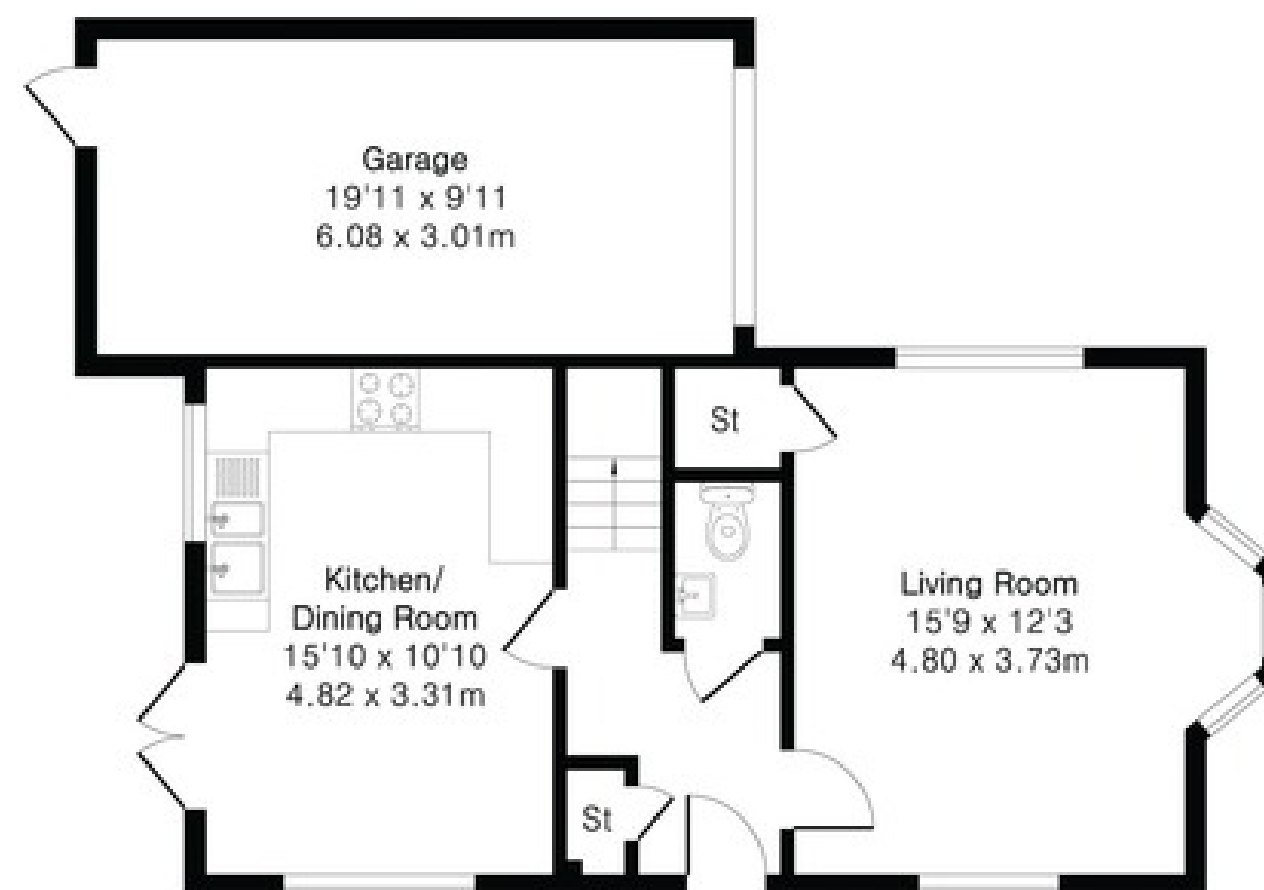
Principal bedroom with en-suite shower room

Contemporary family bathroom and ground floor cloakroom

Landscaped rear garden with patio and established planting

Garage with driveway parking

Nest smart home system, water softener and filter



Ground Floor

Tenure: Freehold. **Council Tax Band:** D. **EPC:** B



FROM THE AGENT



The layout has been planned around modern day-to-day living, with the kitchen and dining room providing the natural hub of the house. There's enough room for cooking, dining and everyday family life without the space feeling overworked, while doors opening onto the patio create an easy connection with the garden.

The separate living room offers a quieter place to unwind, with a bay window bringing in plenty of natural light. Upstairs, the principal bedroom includes fitted wardrobes and an en-suite shower room, while two further bedrooms are served by a contemporary family bathroom.

Outside, the garden has been thoughtfully arranged with a generous patio leading onto a level lawn bordered by established planting, creating an attractive backdrop throughout the year. Positioned on a quiet road towards the edge of the village, the property is well placed for local schools, everyday shopping and the mainline station.

Warmly

Andrew

Andrew Blagden,
Associate



KITCHEN & DINING

The kitchen and dining room is the heart of the home and naturally becomes the main living space. Shaker-style cabinetry provides generous storage alongside extensive work surfaces, while the layout leaves ample room for a family dining table.

Double doors open directly onto the patio, allowing the garden to become part of the space during the warmer months.

Whether it's breakfast before school, everyday family meals or entertaining friends with the doors open, the layout supports each part of daily life with ease.

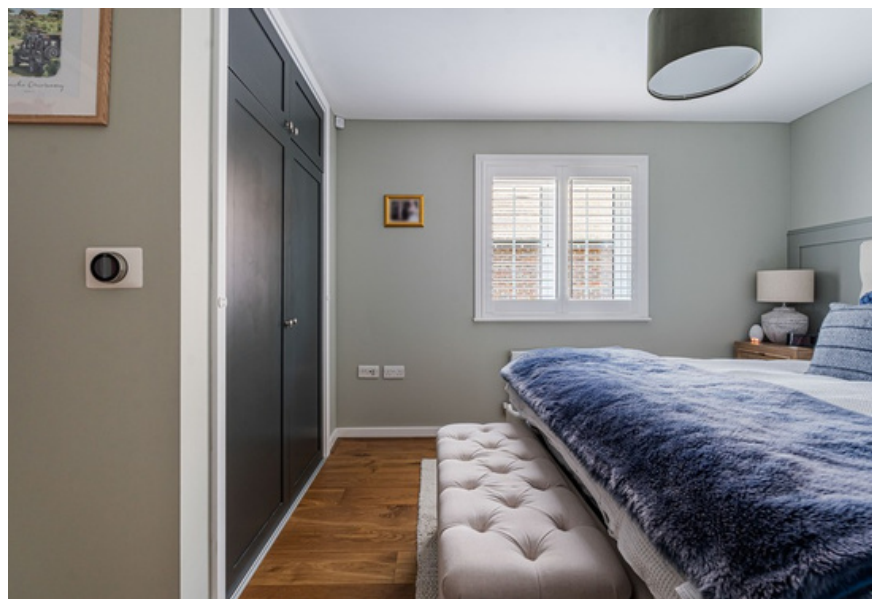


THE LIVING ROOM

Set away from the kitchen, the living room provides a comfortable space to relax.

A bay window and additional side windows draw in natural light throughout the day, creating a bright room that offers welcome separation from the busier areas of the house.

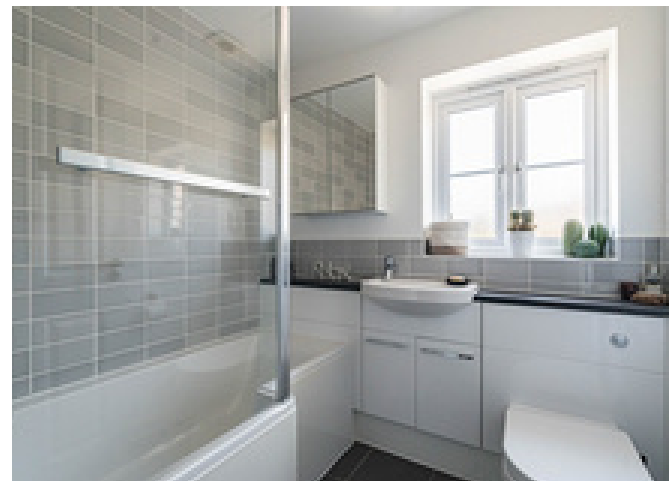
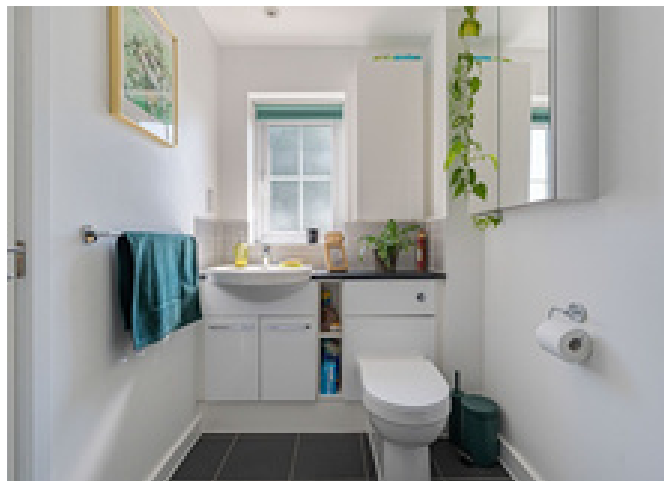




BEDROOMS & BATHROOMS

The principal bedroom overlooks the front of the property and benefits from fitted wardrobes together with a contemporary en-suite shower room. Two further bedrooms provide flexible accommodation for children, guests or home working and are served by a modern family bathroom fitted with a bath and shower over.

A ground floor cloakroom completes the accommodation.



THE GARDEN

The rear garden has been carefully landscaped to provide distinct seating and lawn areas. A generous paved terrace sits immediately outside the kitchen, making outdoor dining an easy extension of the house, while the level lawn is framed by mature hedging and established borders.

To the front, the property benefits from driveway parking and an attached garage.





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