

THISTLEDOWN

Godalming



Chanceries
& Pewleys

ESTATE AGENTS



AT A GLANCE

Six double bedrooms, family bathroom and 2 ensuite shower rooms

Principal bedroom with dressing area and en suite bathroom

Triple-aspect sitting room with doors opening onto the terrace

Separate snug and dedicated home office

Large kitchen with central island opening to the family room

Mature, private rear garden with detached garden room and additional outbuilding

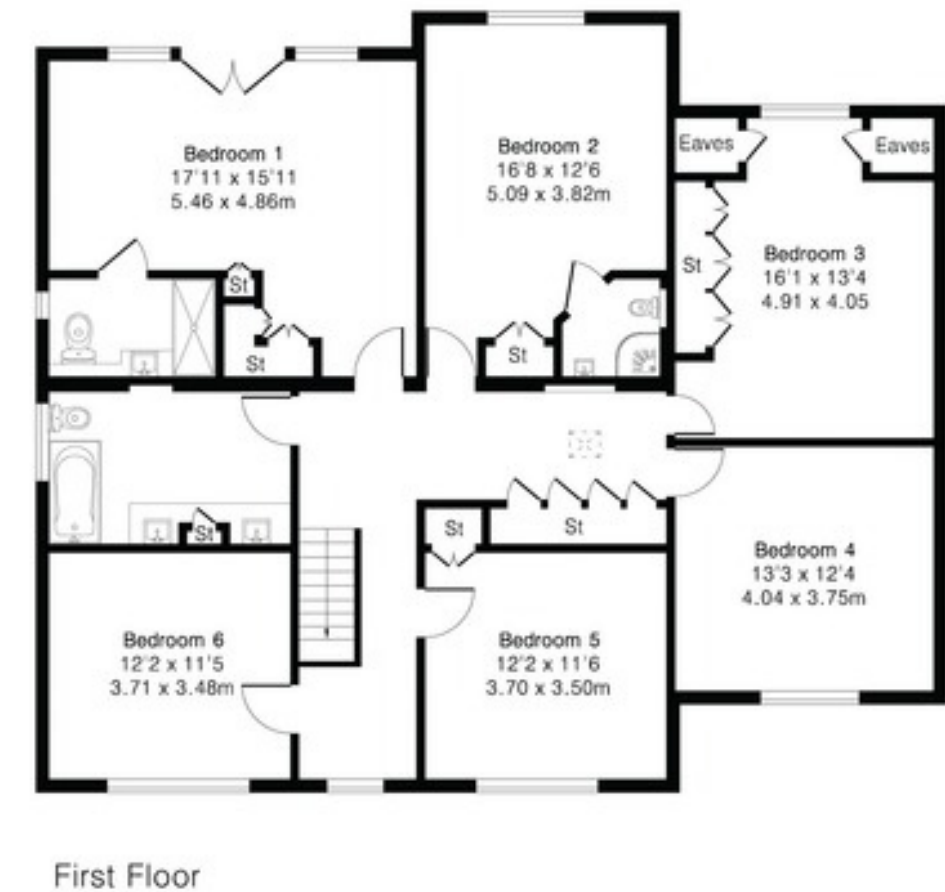
Gated gravel driveway providing ample parking

Utility room and integral double garage

Conveniently located for excellent schools, the High Street, station and surrounding countryside

Over 3,170 sq ft of accommodation

Tenure: Freehold. Council Tax Band: F. EPC: C





FROM THE AGENT



"Houses in this part of town are consistently sought after because they combine generous plots with excellent day-to-day convenience, and this home is a particularly strong example. There are a number of schools within walking distance including the 6th Form College, and the mainline station is about 0.5 mile. The kitchen forms the natural hub of the house, connecting with the family room while overlooking the garden, creating a space that supports everything from busy weekday mornings to larger family gatherings.

The reception rooms provide flexibility without feeling disconnected, with a generous sitting room opening directly onto the terrace, a separate snug for quieter evenings and a dedicated office for those working from home. Upstairs, six bedrooms offer ideal accommodation for growing families, while the mature garden creates a private backdrop that can be enjoyed throughout the year."

Andrew

Andrew Blagden,
Associate



OPEN PLAN LIVING



The kitchen, dining and family room form the heart of the house, creating a connected space that supports both everyday family life and entertaining.

The kitchen is arranged around a central island with extensive cabinetry, generous work surfaces and views across the rear garden. There is ample room for dining, while the adjoining family room provides a comfortable seating area. Filled with natural light from its triple-aspect windows and French doors opening onto the terrace, it remains closely connected to the kitchen while enjoying its own distinct character.

During the warmer months, the terrace becomes a natural extension of these rooms, making outdoor dining and entertaining easy.

A separate utility room keeps the practical elements of daily life away from the main living space and provides internal access to the double garage.



RECEPTION SPACES

Away from the main living hub, the sitting room provides a more traditional reception space.

Centred around a fireplace, it offers a quieter setting for relaxing or entertaining, while the separate snug creates an additional reception room that could equally serve as a children's playroom or TV room.

A dedicated office positioned towards the front of the house completes the ground floor, providing a practical workspace removed from the busier family areas.



PRINCIPAL SUITE

Positioned to the rear of the house, the principal bedroom provides a peaceful retreat with French doors opening to a Juliette balcony overlooking the garden. The elevated outlook draws in plenty of natural light and creates a strong connection to the mature setting beyond. The room is complemented by built-in storage and a well-appointed en suite shower room, giving it privacy from the rest of the accommodation.



FURTHER BEDROOMS



A generous central landing, with extensive built-in storage, connects the remaining five bedrooms and reinforces the sense of space found throughout the first floor.

Bedroom two also benefits from its own en suite shower room, making it an excellent guest bedroom or a comfortable space for an older child.



The remaining four bedrooms are all well sized and are served by the family bathroom, providing practical accommodation that can adapt easily to the needs of a growing family.





Situated within one of the area's most established residential roads, this substantial detached home enjoys a mature plot in a location that remains consistently popular with families. Excellent local schools are within easy reach, while the High Street and railway station are both conveniently close for everyday amenities and commuting. Nearby countryside also provides an easy escape for walking and outdoor recreation.

The rear garden has been thoughtfully established with mature trees, well-stocked planting and generous areas of lawn, creating a private and green setting that has evolved over many years. A broad paved terrace sits immediately behind the house, providing an excellent place to sit, dine and enjoy the outlook across the garden. Towards the rear of the plot, a detached garden room offers useful additional space that could suit hobbies, a home office or a quiet retreat, while two further outbuildings provides valuable storage.

To the front, an extensive gravel driveway provides parking for several vehicles and leads to the integral garage, all framed by mature planting that gives the house an attractive approach. There is a fitted Electric Vehicle charging point.





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