



## The Red House 1 Hawthorn Road

Godalming Surrey GU7 2NE

Guide Price: £925,000 Freehold



- Many Character Features
- Attractive & Secluded Gardens
- Entrance Hall & Cloakroom
- Delightful Sitting Room & Family Room
- Kitchen/Dining Room
- Studio/Home Office
- Four Bedrooms & Bathroom
- Driveway
- Garage
- Potential For Further Extension (STPP)



A most attractive and much improved 1930's built detached family home with many character features, set in delightful and secluded gardens that surround the property on three sides. The house has been extended to provide adaptable and well planned accommodation ideally suited to family life and also offers potential for further extension, subject to planning permission. The accommodation includes an entrance hall, cloakroom, delightful sitting room, family room and good size kitchen/dining room. There is also a useful studio/home office. On the first floor there are four bedrooms and a bathroom. The house occupies a convenient location being within easy reach of both Milford and Godalming centres offering an excellent range of shops and facilities, popular schools, nearby bus routes and station.







Main Line Station – 1.1 miles (Waterloo approx. 50 mins)

Milford Village Centre – 0.6 miles Godalming – 1.1 miles

Infant School – 0.8 miles Primary School – 0.6 miles

Secondary School – 1.4 miles

Doctors – 0.7 miles Dentist – 0.8 miles

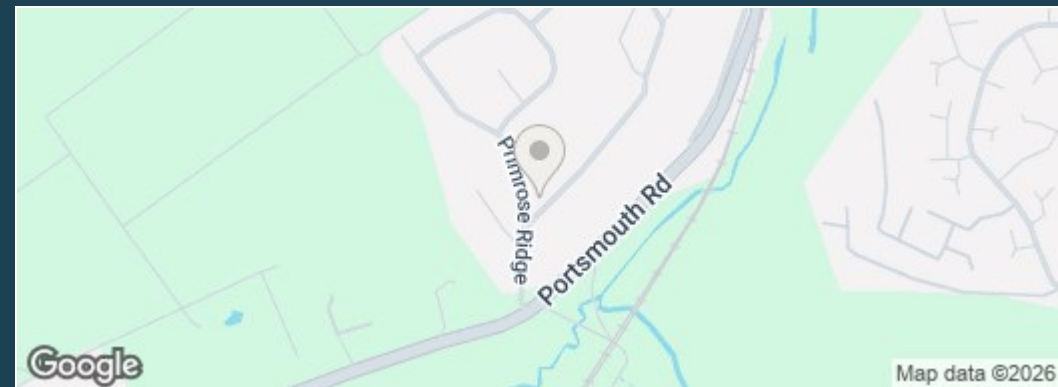
A3 – 1.5 miles M25 – 16 miles M3 – 15.5 miles

Council Tax Band – F Payable – £3818.15p

EPC Rating – D



Directions: Leave Godalming in a southerly direction on the A3100 and on reaching the roundabout by the Inn on the Lake take the right hand exit continuing under the railway bridge and along the Portsmouth Road. After approximately ½ mile turn right into Primrose Ridge and then take the first turning on your right hand side into Hawthorn Road. The Red House will then be found after as the first property on your left hand side.



# The Red House, Godalming

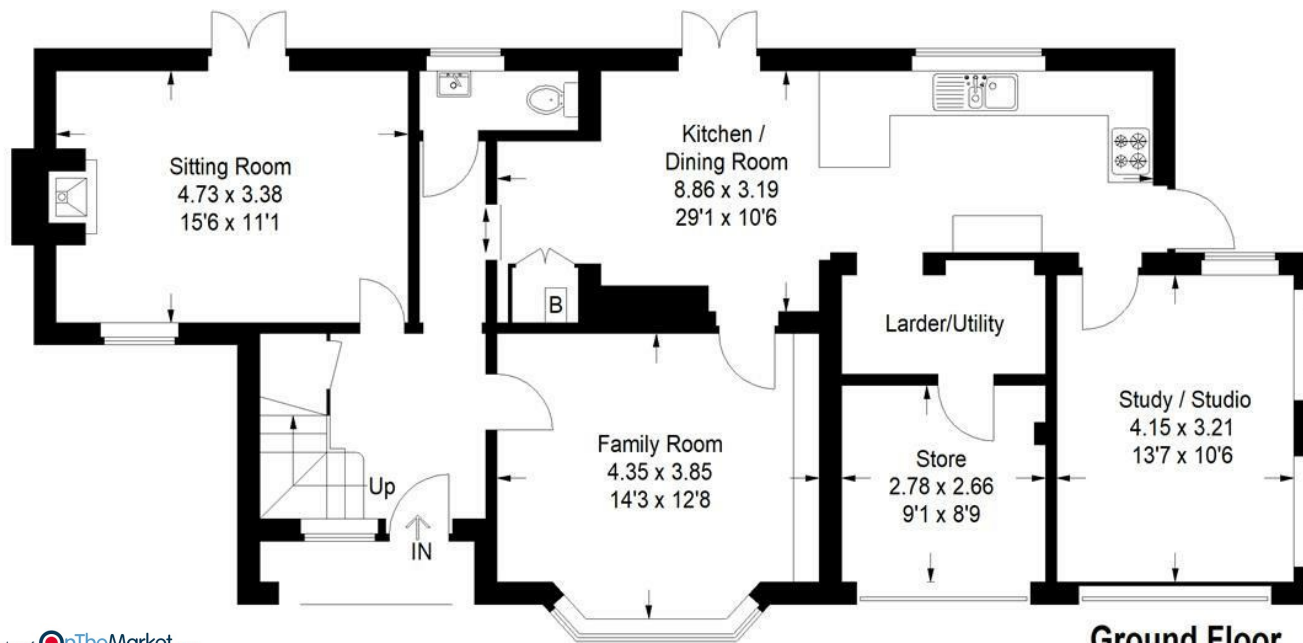
ZOOPLA

Approximate Gross Internal Area  
Ground Floor = 99.8 sq m / 1074 sq ft  
First Floor = 59.0 sq m / 635 sq ft  
Total = 158.8 sq m / 1709 sq ft

 = Reduced headroom below 1.5 m / 5'0"



First Floor



Ground Floor

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.



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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.