



Bluebell Cottage

3 The Arbour | Hurtmore | Godalming | GU7 2RU

£825,000



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A well-presented 3/4 bedroom home situated in a unique woodland setting, close to Priors Field School. Offering a spacious open-plan kitchen/dining room, generous sitting room and versatile study/bedroom four. The property also benefits from a private enclosed rear garden and off-street parking.

- Open plan Kitchen/Dining room
- Large sitting room
- Peaceful fully enclosed garden
- A versatile study/bedroom 4
- Off street parking
- Situated in a private woodland setting

Kitchen / Dining Room

22'5 x 10'6 (6.84 x 3.20)

A spacious and inviting kitchen and dining room that features a central island with a gas hob, surrounded by sleek cabinetry in a soft grey finish. Two windows and a door at the rear provide views and access to the garden, filling the room with natural light. The dining area comfortably accommodates a table with chairs, creating a perfect space for family meals and entertaining.

Sitting Room

13'7 x 13'7 (4.14 x 4.13)

This well-proportioned sitting room benefits from a large bay window and warm wooden flooring. The room offers ample space for a large corner sofa and additional furnishings, with a neutral palette that creates a cosy and welcoming atmosphere. The adjoining doorway connects to the kitchen/dining area, enhancing the flow of the ground floor.





Study / Bedroom 4

12'5 x 9'5 (3.78 x 2.86)

A versatile room currently used as a fourth bedroom. This generous double room works well as a bedroom but could also be used as a study or playroom, depending on the family's needs.

Bedroom 1

14'1 x 11'5 (4.28 x 3.48)

The main bedroom is a generous space, benefitting from a double aspect windows overlooking the front and side. The room provides ample space for a double bedroom as well as offering built in wardrobe space.

Ensuite Shower Room

A neat and contemporary shower room featuring a walk-in shower with glass screen, a wall-mounted basin with illuminated mirror above, a low level W/C and a black towel radiator.

Bedroom 2

14'1 x 9'7 (4.28 x 2.92)

A bright and welcoming double bedroom with a large window overlooking the garden. This room has a clean and simple décor, with light flooring and plenty of space for furniture, making it ideal as a comfortable sleeping area.

Bedroom 3

8'3 x 8'2 (2.51 x 2.48)

A smaller single bedroom measuring 8' x 8', providing good space for a single bed and additional furniture.

Bathroom

A family bathroom with a bath and overhead shower, complemented by marble-effect walls and flooring for a stylish finish. The bathroom also includes a toilet and pedestal sink, with a window allowing natural light and ventilation.

Rear Garden

The rear garden is a private and tranquil space surrounded by mature trees and greenery. It features a paved patio area with a large outdoor dining table and chairs, ideal for dining and entertaining. The garden extends into an open lawn bordered by shrubs and fencing, creating a peaceful retreat and safe play area for children or pets.



Council Tax Band F EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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