

# WHITE HEATHER

Godalming



Chantries  
& Pewleys

ESTATE AGENTS

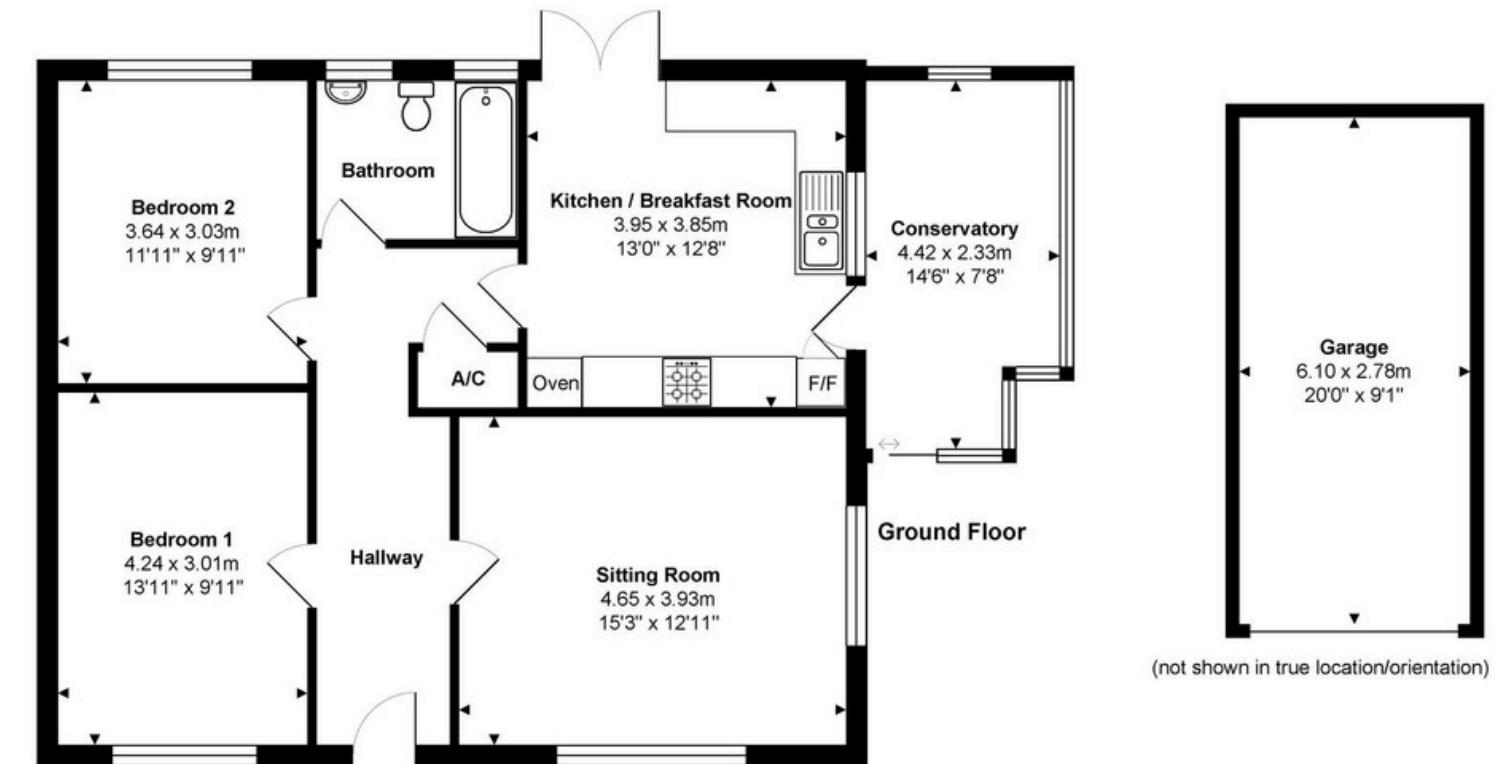


# AT A GLANCE

- Sitting room
- Kitchen / breakfast room
- Conservatory
- Two double bedrooms
- Bathroom
- Garage
- Off-road parking



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



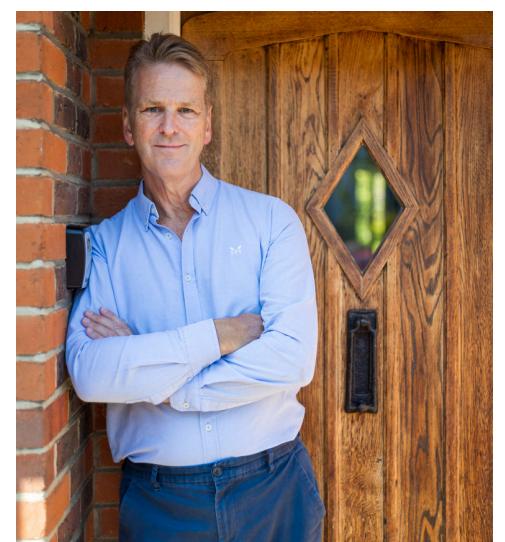
Total Approx. Gross Internal Area 103.6 m<sup>2</sup> ... 1116 ft<sup>2</sup>

All measurements are approximate and for display purposes only. Not to scale.

# FROM THE AGENT

"What really struck me about this bungalow is how light and well laid out it feels, with a strong sense of privacy in the garden and genuine scope to extend if needed."

Andrew Blagden

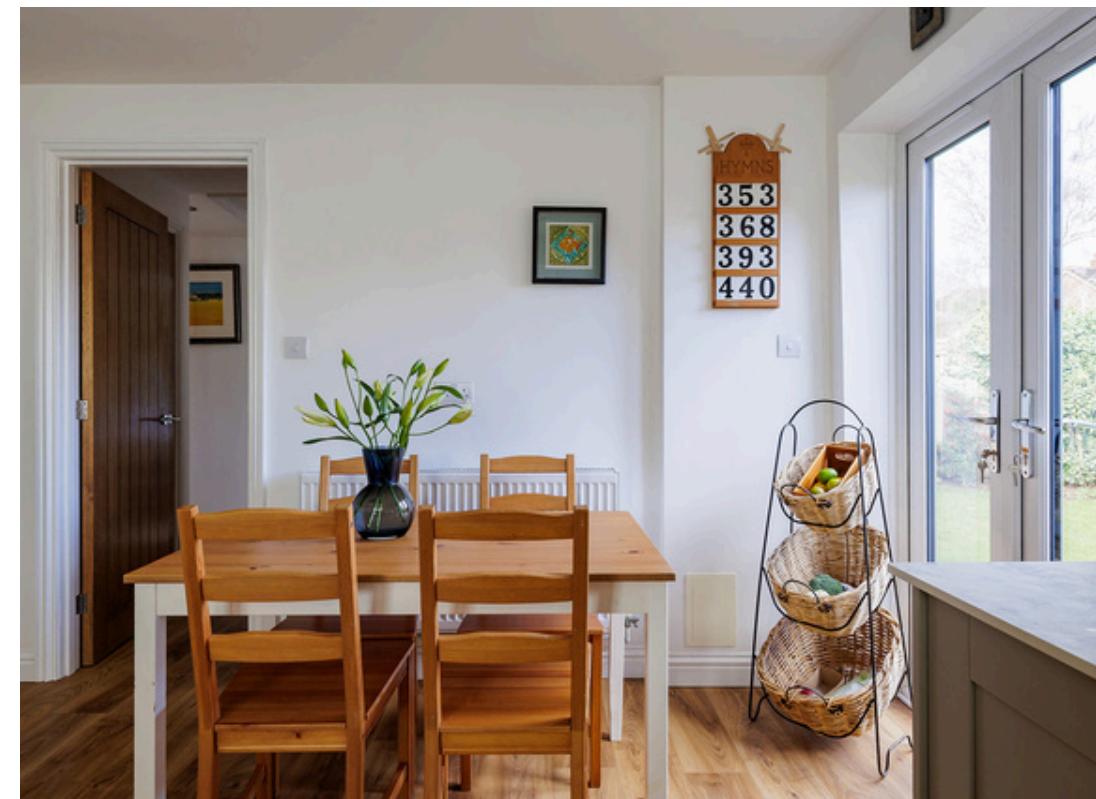


# WELL BALANCED

From the moment you step inside, the house feels bright, calm and easy to live in. A central hallway creates a clear sense of flow, linking the main living spaces and bedrooms without wasted space and giving the house a natural, well-organised layout.

The sitting room is a generous, light-filled space with windows on two sides, giving it an open feel throughout the day. It comfortably accommodates seating and occasional furniture without feeling crowded, making it a relaxed and inviting room for everyday use. The conservatory provides useful additional flexibility. It currently works well as an everyday room but could equally suit use as a garden room or informal dining space, depending on lifestyle.

The kitchen/breakfast room sits naturally at the heart of the home. Well designed and practical, it offers excellent storage, integrated appliances and space for everyday dining. French doors open directly onto the garden, creating a strong connection between inside and out, particularly in warmer months.



# BEDROOMS & BATHROOM



Both bedrooms are well-proportioned doubles, one positioned to the front of the house and the other enjoying views over the garden. Their separation from the main living areas adds to the overall sense of calm and privacy. The bathroom is spacious and well finished, with modern fittings and good natural light.



## THE GARDEN

The rear garden is private and easy to enjoy, with a generous paved terrace for outdoor dining and a lawn framed by planting. To the front, the garden is neatly gravelled and low maintenance. A garage and off-road parking add everyday convenience.

Planning permission (now lapsed) has been approved for a single-storey extension and roof alterations to create two additional rooms and a bathroom, offering a clear opportunity to enhance and adapt the house over time.





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