

Hurtmore Road, Godalming, GU7

Offers over £1,400,000

**Bedrooms:** 4

**Bathrooms:** 3

**Receptions:** 2

Situated in the sought-after Hurtmore area of Godalming, between the renowned Priors Field and Charterhouse schools, this extensively refurbished four-bedroom family home occupies a plot of approximately a quarter of an acre.

The property underwent a comprehensive refurbishment between 2016 and 2017 and offers well-balanced accommodation throughout. A spacious entrance hall with porcelain timber-effect herringbone tiles leads through much of the ground floor, alongside a downstairs W/C.

The heart of the home is a large open-plan living space featuring a wood-burning stove, lantern skylight and bi-folding doors opening onto the garden. The kitchen is fitted with Beeck German cabinetry, Dekton worktops and a central island with breakfast bar and integrated Bora hob. A range of Siemens appliances includes two ovens, two dishwashers, warming drawers, fridge, freezer and microwave, while a Quooker tap and Insinkerator add further practicality.

A second reception room provides flexible accommodation and is currently suitable as a home office, playroom, gym or occasional guest bedroom, benefitting from its own en-suite shower room. This reception room and the hallway features air conditioning.















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Upstairs, the principal bedroom enjoys an en-suite shower room, while three further bedrooms are served by a family bathroom. One of the bedrooms is currently arranged as a laundry room and can easily be reinstated as a bedroom.

Outside, there is a large driveway to the front providing parking for multiple vehicles, together with an additional gated driveway to the rear. The rear garden features a generous patio area and a timber outbuilding offering useful storage or potential for a home office, subject to any necessary consents.

The property is conveniently located within easy reach of Godalming town centre, mainline stations at Godalming and Farncombe (both providing services to London Waterloo in approximately 42 minutes), the A3, and a range of local leisure facilities including golf courses at Hurtmore, Puttenham and Milford.

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Approximate Gross Internal Area = 200.9 sq m / 2162 sq ft
Outbuilding = 8.3 sq m / 89 sq ft (Excluding Shed)
Total = 209.1 sq m / 2251 sq ft

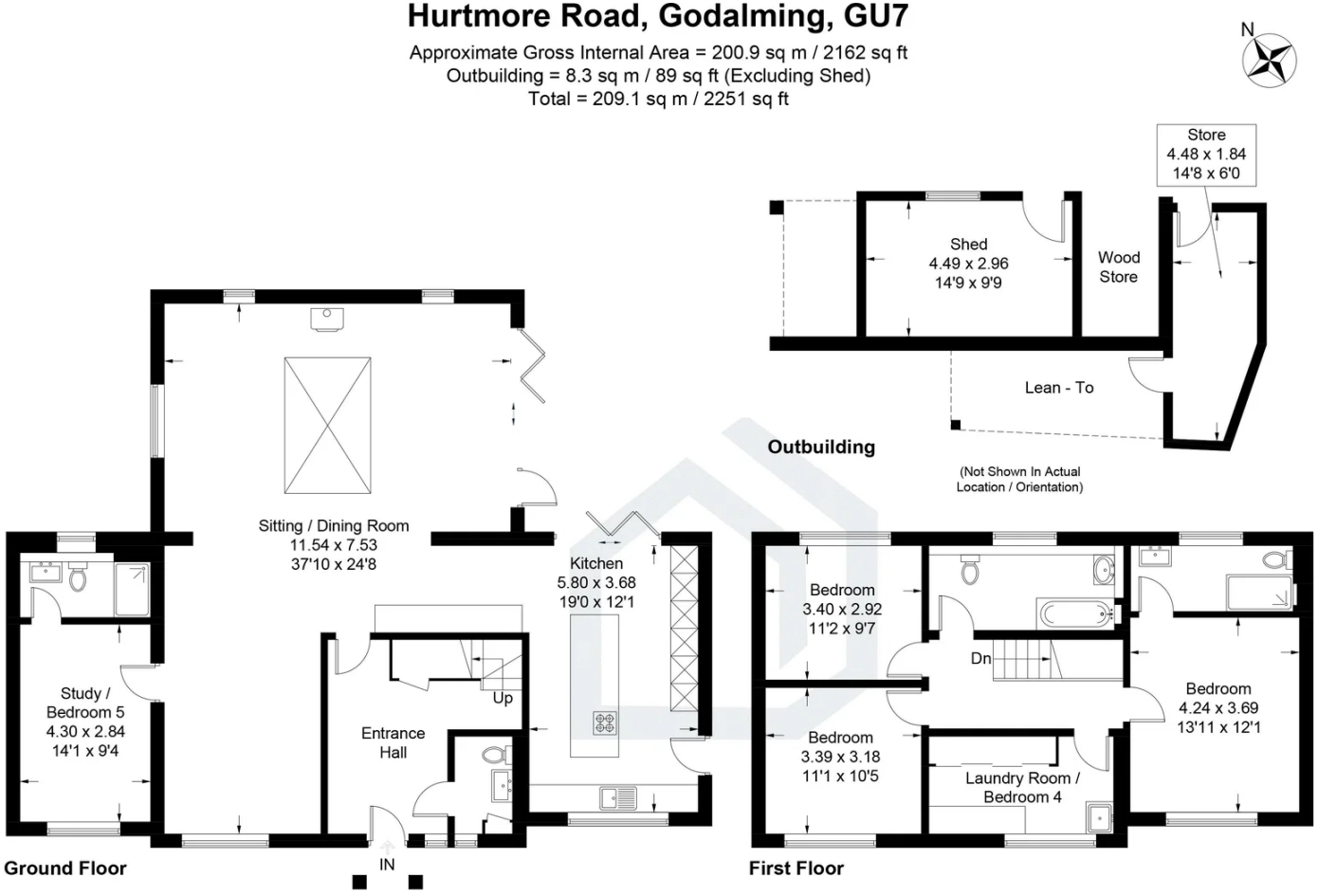
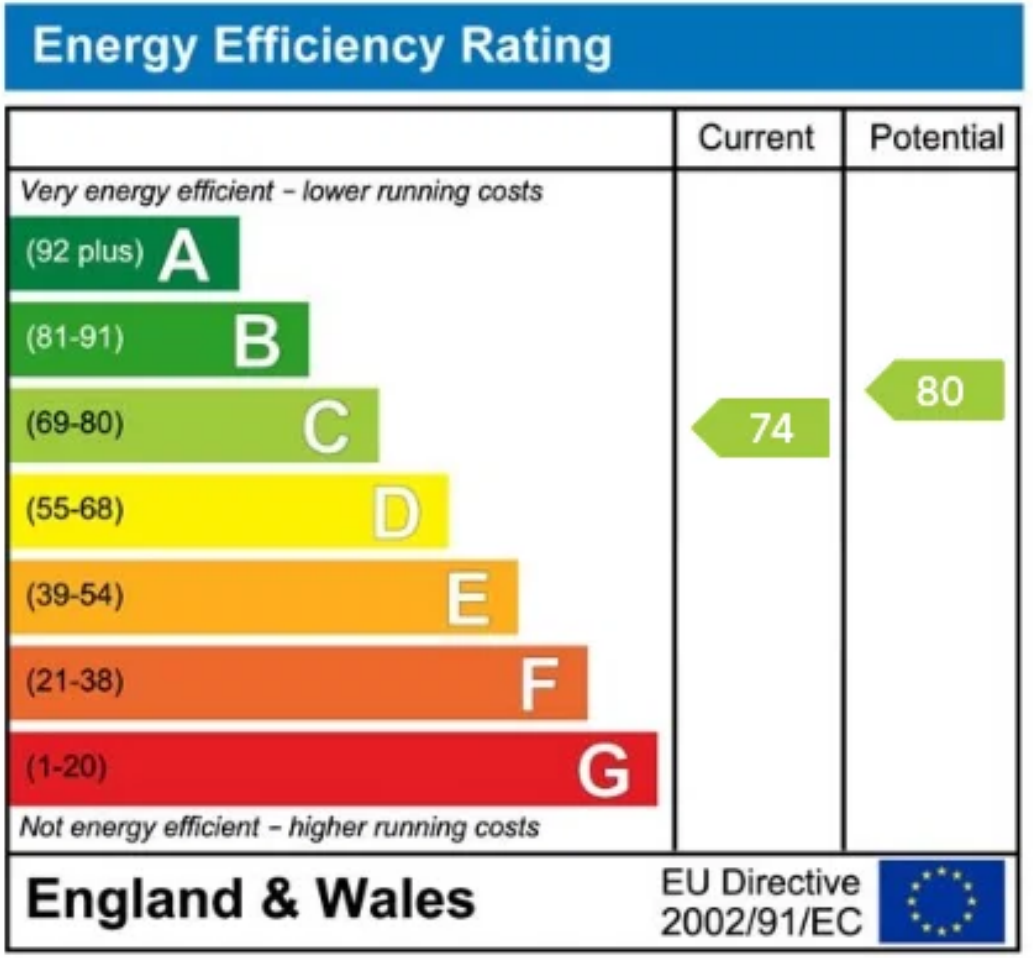



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