



63 Fox Dene, Godalming, Surrey GU7 1YG

CLARKE  GAMMON
WELLS

63 FOX DENE, GODALMING, SURREY, GU7 1YG

Situated at the end of a highly-regarded cul-de-sac on the Bargate Wood development, this substantial family home provides over 3,000 square feet of accommodation, arranged over three floors with private driveway and a south-west facing rear garden.

The ground floor offers spacious and versatile accommodation, comprising a 30ft kitchen/dining room, a large study, guest WC and a 25ft sitting room spanning the rear of the house with balcony overlooking the west facing garden and surrounding woodland.

To the lower ground floor, there is an additional reception room which serves as a large family room with access directly out onto the rear garden. There is further spacious room that could either be utilised as a fifth bedroom or further playroom. A utility and shower room are also located on this level.

On the first floor, there are four double bedrooms including the master bedroom suite with dressing room; two further en-suite bedrooms, with bedroom four served by a separate family bathroom.

A block paved driveway provides off-road parking for two vehicles and allows access to an integral double garage. The front garden is laid to lawn with a selection of mature shrubs and hedging. To the rear, the property benefits from a beautifully landscaped south-west facing garden, predominantly laid to lawn with a number of terraces and patios to enjoy both the day and evening sun. The garden provides a pleasant outlook on to the surrounding woodland.

- **HIGHLY-REGARDED LOCATION**
- **LARGE MASTER SUITE WITH DRESSING ROOM**
- **30FT KITCHEN/DINING ROOM**
- **DOUBLE GARAGE**
- **WOODLAND VIEWS**
- **DETACHED FAMILY HOME OVER 3,000 SQFT**
- **FOUR FURTHER DOUBLE BEDROOMS**
- **25FT LIVING ROOM WITH BALCONY**
- **SOUTH-WEST FACING GARDEN**
- **EPC D**

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Local Authority: Waverley Borough Council

Services: All mains services connected









SITUATION

Fox Dene is a private cul-de-sac within close proximity of open countryside and public footpaths that lead to walks around the surrounding area. Lying just south of Godalming, a historic British market town in south-west Surrey, situated on the River Wey. The area has a great sense of community and widely considered to be a very desirable place to live. Godalming still retains a high street market every Friday with monthly farmers markets through the Spring/Summer. The town offers a great selection of restaurants, pubs and cafes plus independent and national retailers amongst its attractive streets. Being on the route

from London to Portsmouth, the town is close to the A3 and served by two railway stations (Godalming and Farncombe) with regular services to London Waterloo in approx. 45 minutes. There is an excellent number of both local state and private schools in the town serving all age groups.



GROUNDINGS AND GARDENS

A block paved driveway provides off-road parking for two vehicles and allows access to an integral double garage. The front garden is laid to lawn with a selection of mature shrubs and hedging.

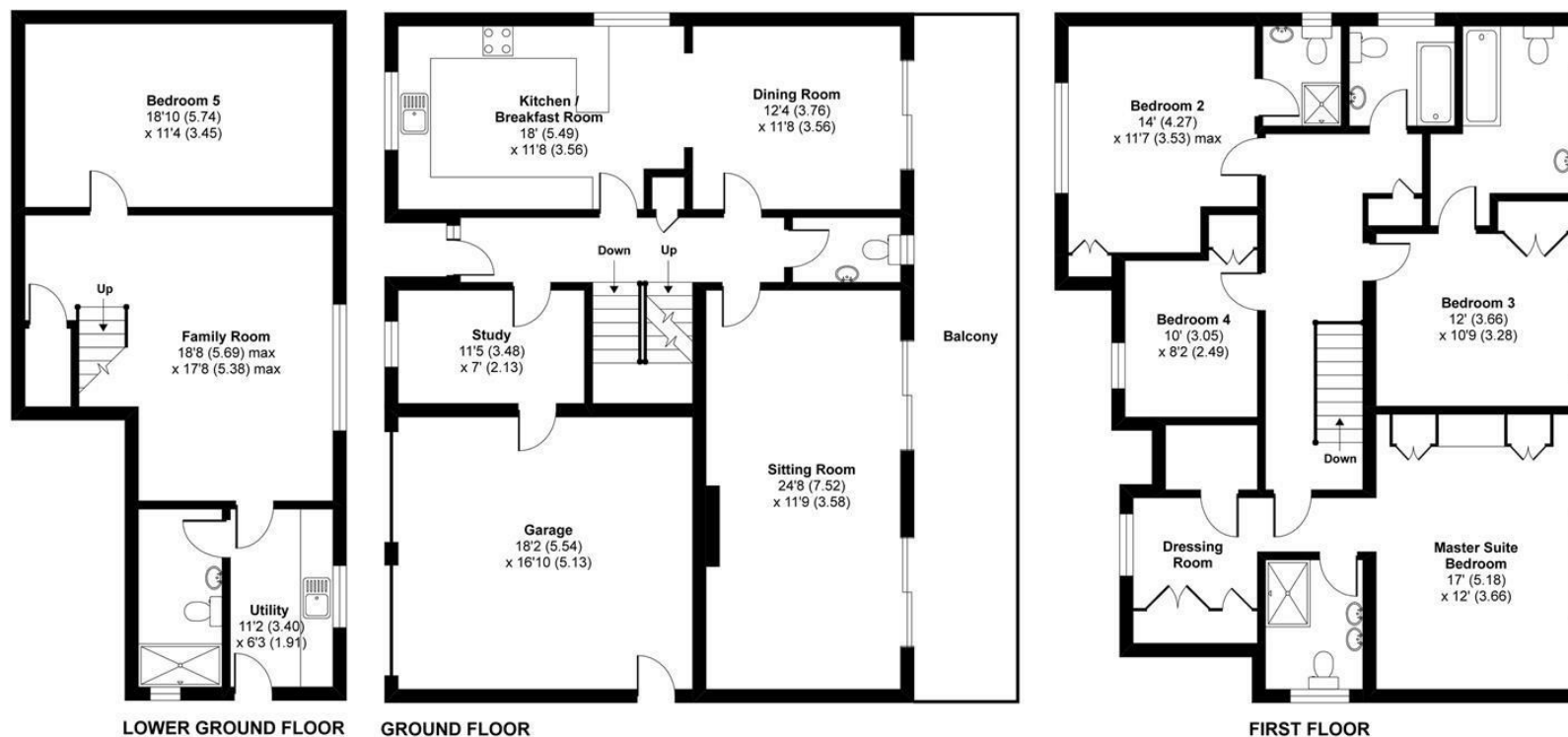
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Area = 3048 sq ft / 283.2 sq m (includes garage)

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Clarke Gammon Wellers. REF: 665236

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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