



'Mayflower', Beacon View Road, Godalming, Elstead, Surrey, GU8 6DT



MAYFLOWER

BEACON VIEW ROAD, ELSTEAD, GODALMING, SURREY, GU8 6DT

This beautifully presented family home offers balanced and spacious accommodation approaching 1,450 sqft, perfectly suited for the modern family. The property is situated in the highly sought-after 'golden triangle' area of Elstead, close to Elstead cricket club and combining the charm of the village with country living, whilst allowing convenient access to the larger nearby towns in Guildford, Godalming and Farnham.

Accommodation comprises: entrance hall; snug/family room; kitchen/breakfast room fitted with a range of contemporary white gloss units and solid wood worktops, Rangemaster cooker with five-zone gas hob and extractor chimney above, stone tiled flooring and door accessing side of property; separate utility room; open-plan sitting/dining room with feature gas fireplace, wood flooring throughout and patio doors opening to the rear garden; downstairs cloakroom. Upstairs, the principle bedroom benefits from two double built-in wardrobes and en-suite shower room with corner shower, basin with vanity unit under, W.C and tiled splashback areas; there are three further double bedrooms; family bathroom which has been recently renovated with a modern white suite comprising bath with shower above, basin with vanity unit under with an integral W.C., and part-tiled walls.

To the front of the property, there is a front garden laid to lawn with a pathway to the front door and picket fenced perimeter. To the side, there is a shared driveway, which leads to the large double garage (which can also be accessed via a door from the rear garden) and additional allocated parking spaces, serving two vehicles. The rear garden has a paved patio area ideal for al-fresco dining and entertaining with the remainder laid to lawn, further shingled dining/seating area, established flower/shrub borders, walled/fenced perimeter and a side gate giving access to the front of the property.

- DETACHED MODERN FAMILY HOME
- TWO RECEPTION ROOMS
- PRINCIPLE BEDROOM WITH EN-SUITE SHOWER ROOM
- DOUBLE GARAGE
- EASY ACCESS TO THE A3
- FOUR DOUBLE BEDROOMS
- UTILITY ROOM & DOWNSTAIRS CLOAKROOM
- MODERN FAMILY BATHROOM
- CLOSE TO ELSTEAD VILLAGE CENTRE
- EPC: C

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Local Authority: Tax Band: F (Waverley Borough Council)
Services: All mains services connected









SITUATION

Elstead is a pretty Surrey village with a central green, situated roughly halfway between the towns of Godalming and Farnham surrounded by common land, including Royal Common, Ockley Common, Elstead Common and Hankley Common, offering miles of walking, cycling and riding country. Amenities include a village SPAR shop, post office and general store, pharmacy, vets practice, three public Houses: The Mill at Elstead, The Woolpack and The Golden Fleece along with three cafe's, Frankie's fish & chip shop, three cafes, village hall, garage, tennis club and cricket club. More comprehensive facilities can be found in

Godalming, Farnham and Guildford. The nearest railway station is in Milford, which runs between Guildford and the South Coast via Godalming and being on the route from London to Portsmouth. Elstead allows easy access onto the A3. There is an excellent number of both state and private schools in the locality, serving all age groups.

SAT NAV REF: (Post Code: GU8 6DT)



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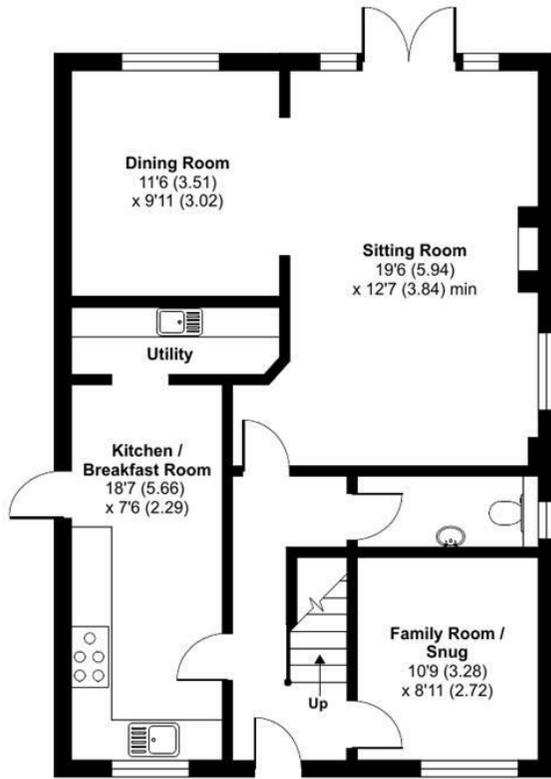
Mayflower, Beacon View Road, Elstead, Godalming, GU8

Approximate Area = 1444 sq ft / 134.1 sq m

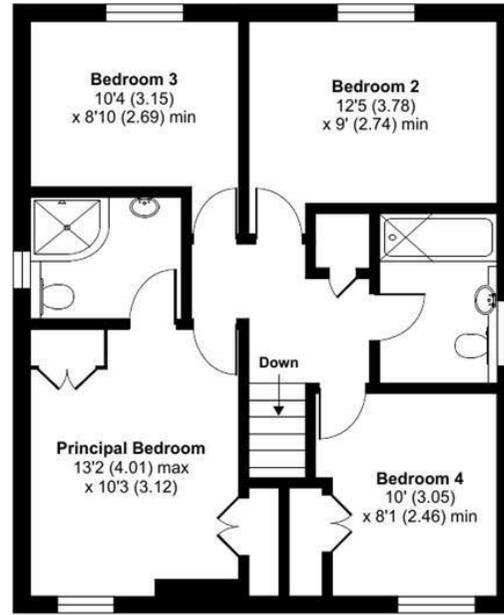
Garage / Store = 276 sq ft / 25.6 sq m

Total = 1720 sq ft / 159.7 sq m

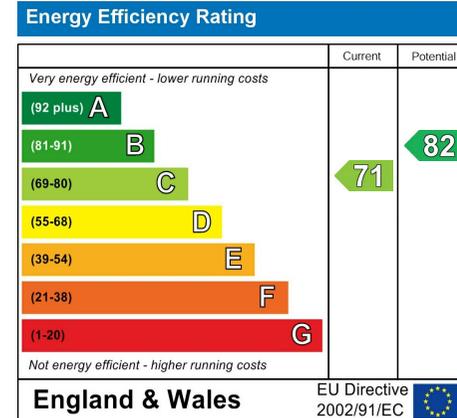
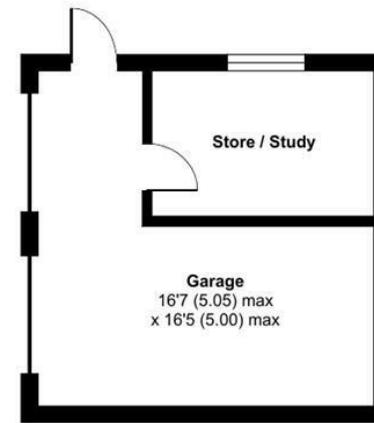
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022. Produced for Clarke Gammon. REF: 876975

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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