



Fir Trees, Red House Lane, Elstead GU8 6DR

**FIR TREES RED HOUSE LANE
GODALMING SURREY GU8 6DR**

Village location	Scope to extend (STTP)
Three bedrooms	Family bathroom
Shower room	Lapsed planning consent (WA/2012/0315)
Large driveway & garage	Large garden plot of 0.44acres
No onward chain	EPC: D



A spacious detached three bedroom property enjoying grounds and gardens of over 0.4 acres; offering the potential to further improve and extend (STTP).

THE PROPERTY

Fir Trees is a detached three bedroom property sat in over 0.4 acres of grounds and gardens. The property offers well-proportioned accommodation throughout that would allow the incoming purchaser to further modernise and provides potential to enlarge (STTP); it should be noted that the property has lapsed planning consent to extend to create a four bedroom property (WA/2012/0315). The property is situated in a sought-after Surrey village with local amenities and allowing easy access to the A3 and the larger nearby towns of Godalming, Farnham and Guildford.

Accommodation comprises: entrance hallway with under stair storage cupboard; living room with fireplace and French doors to the rear garden; dining room; kitchen fitted with a range of units, integrated appliances include oven, electric hob and extractor fan above; shower room with WC . Upstairs, there are three bedrooms, two with built in wardrobes; with the principal bedroom enjoying a dual aspect; bathroom with a traditional white suite comprising bath with shower above, pedestal basin with vanity unit, wood-effect vinyl flooring and part-tiled walls; separate WC.



GROUNDS AND GARDENS

There is a large driveway providing ample off-street parking, along with the detached single garage. There is a large east facing garden laid to level lawn and mature borders, in addition there is land to the rear of the property that is also included in the sale, please refer to the site plan.

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.

GODALMING | 5.7 miles

FARNHAM | 5.7 miles

GUILFORD | 10 miles

MILFORD STATION | 4.5 miles

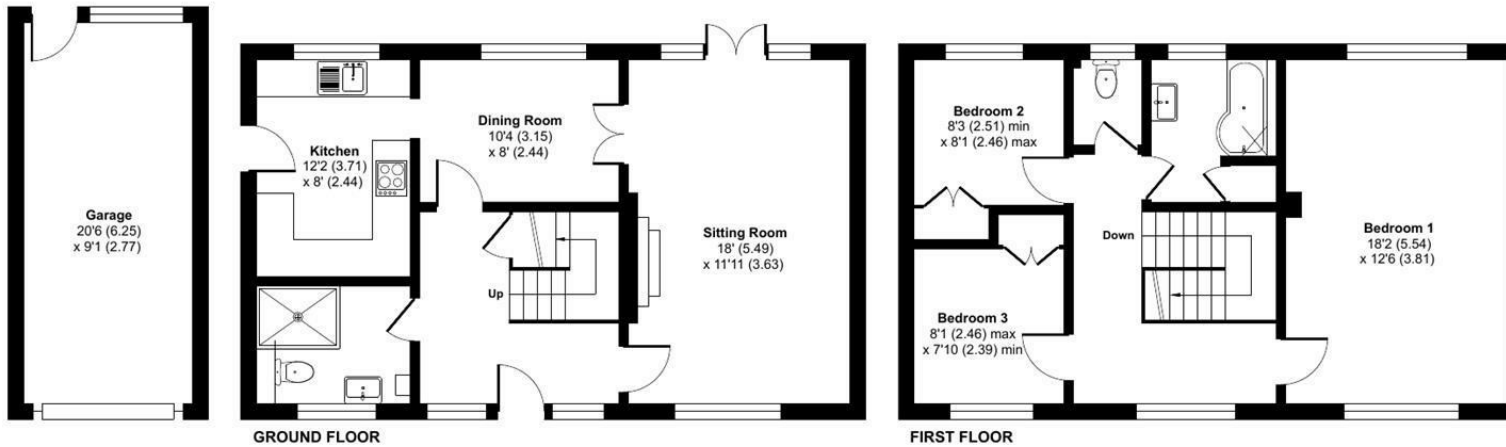
LONDON WATERLOO | 49 MINUTES BY TRAIN

CENTRAL LONDON | 41 miles

Fir Trees, Red House Lane, Elstead, Godalming, GU8

Approximate Area = 1366 sq ft / 126.9 sq m (includes garage)

For identification only - Not to scale



LOCAL AUTHORITY

Waverley Borough Council

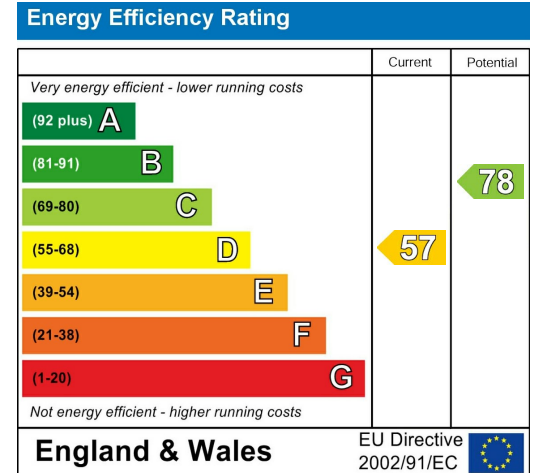
COUNCIL TAX

Band F £3,145.23

SERVICES

Mains water, electricity, drainage
gas central heating

5th July 2022



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Clarke Gammon. REF: 863047

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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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