



Midwyke, Busbridge Lane, Godalming, Surrey

CLARKE  GAMMON
1919

Midwyke

BUSBRIDGE LANE GODALMING SURREY GU7 1PU

Midwyke is a spacious family home approaching 3,000 sqft of well-balanced accommodation, situated in a highly regarded location, only ten minutes' walk from Godalming station. Arranged over two levels the property boasts spacious, bright, light rooms throughout. The current owners have carried out a schedule of works to further enhance this delightful property.

Accommodation to the ground floor comprises a spacious entrance hall giving access to; Living room spanning 23ft in length with wood burning stove; dining room with aspects over the garden; kitchen/breakfast room with shaker style kitchen, silestone work surfaces and integrated Neff appliances; utility room with fitted units; study with aspects over the front garden and separate WC. Stairs to the hallway take you to the first floor landing giving access to the principal bedroom suite, with a fully tiled ensuite bathroom with both a bath and large walk-in shower; the three further double bedrooms are all excellent sizes, two of which benefit from built in wardrobes.

To the front of the property there is a large blocked paved driveway providing parking for three to four cars with further parking available in the integral double garage. To the rear the property enjoys a level garden, predominately laid to lawn with an array of mature shrubs.

- **Highly regarded location**
- **Living room spanning 23ft**
- **Separate utility room**
- **Large principal bedroom suite**
- **Integral double garage**
- **Approaching 3,000 sqft**
- **Large kitchen/breakfast room**
- **Home study**
- **Three further large double bedrooms**
- **EPC: C**

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Local Authority: Waverley Borough Council Tax Band G

Services: Mains water, electricity and gas.









SITUATION

Godalming is a historic British market town in south-west Surrey, situated on the River Wey and surrounded by countryside; it has a great sense of community and widely considered to be a very desirable place to live. One of its distinguishing landscape features is the large central water meadow area known as the Lammas Lands, there are five conservation areas in and around the town and more than 350 listed historic buildings. Godalming still retains a high street market every Friday with monthly farmers markets through the Spring/Summer, the occasional visiting French and Italian markets and an annual Godalming Food Festival. The town offers a great selection of restaurants, pubs and cafes plus independent and

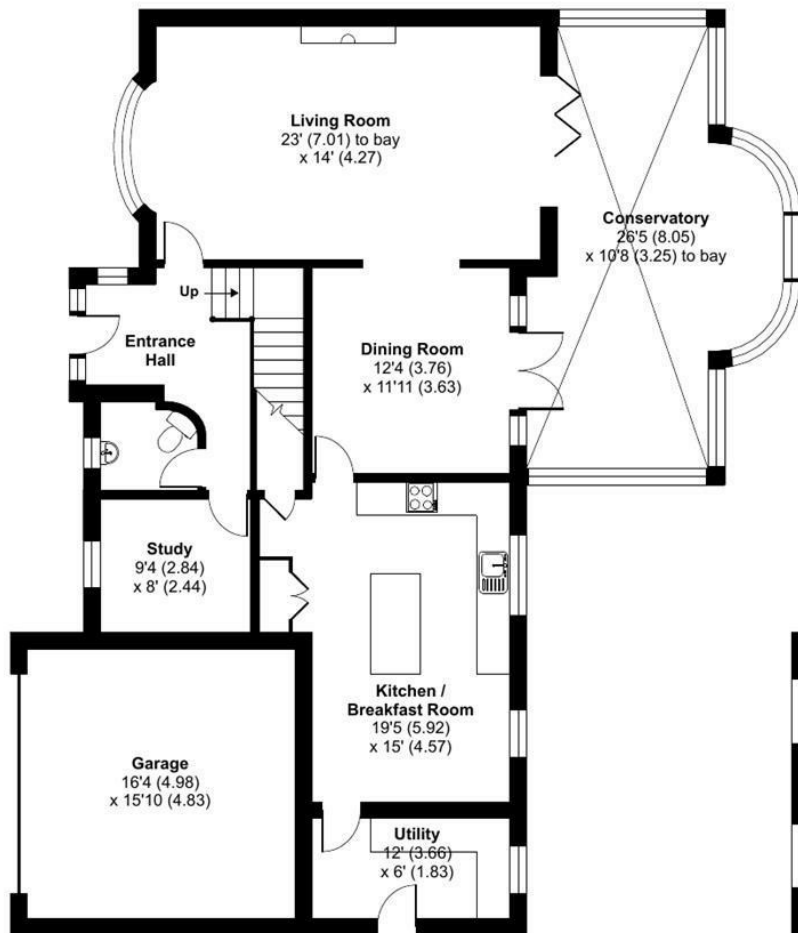
national retailers amongst its attractive streets. Being on the route from London to Portsmouth, the town is close to the A3 and served by two railway stations (Godalming and Farncombe) with regular services to London Waterloo in approx. 45 minutes. Sporting and recreational facilities are well catered for at Godalming Leisure Centre plus a number of golf courses nearby.



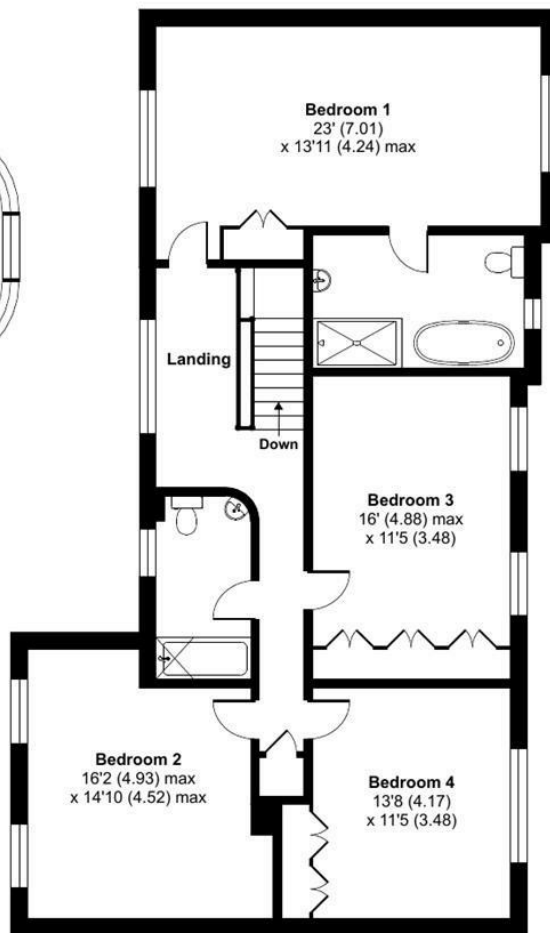
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Approximate Area = 2991 sq ft / 277.8 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Clarke Gammon. REF: 889097

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

GUILDFORD OFFICE T: 01483 880 900 | HASLEMERE OFFICE T: 01428 664 800 | LIPHOOK OFFICE T: 01428 728 900 | MAYFAIR OFFICE T: 0870 112 7099 | AUCTION ROOMS T: 01483 223101

