



Tramontana, Hurtmore Chase, Godalming, Surrey

# Tramontana

22A, HURTMORE CHASE GODALMING SURREY GU7 2RT

Tramontana offers an excellent opportunity to acquire a spacious five bedroom home set within a stones throw of the prestigious Charterhouse and Priorsfield schools. Situated in this highly regarded location, only ten minutes from Godalming station and the historic market town, the property offers generous family accommodation as well as ample parking and garaging for two cars and extensive grounds with well established trees and a large lawned area; perfect for al fresco dining and entertaining.

Accommodation on the ground floor comprises of a large sitting room which leads into a conservatory with fine aspects over the garden; dining room to host at least 10 guests; downstairs W.C.; study / kids play room overlooking the front of the house; kitchen, with built in Bosch appliances, induction hob and an adjoining utility room. Upstairs; large principal bedroom with en suite and fitted wardrobes, four additional double bedrooms with three having built in wardrobes and served by a family bathroom.

Tramontana also offers the possibility for a substantial extension to the rear of the property (plans available - subject to planning permission).

- **Detached family home**
- **En-suite bathroom**
- **Prime Charterhouse area of Godalming**
- **West facing garden**
- **Mature plot**
- **Five bedrooms**
- **Double garage**
- **No onward chain**
- **Close to Godalming station and town centre**
- **Potential to extend (STPP)**

## **CG GUILDFORD**

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

T: 01483 880900

E: [guildford.sales@clarkegammon.co.uk](mailto:guildford.sales@clarkegammon.co.uk)

[clarkegammon.co.uk](http://clarkegammon.co.uk)

**Local Authority:** Tax Band G

**Services:** All mains services connected









## SITUATION

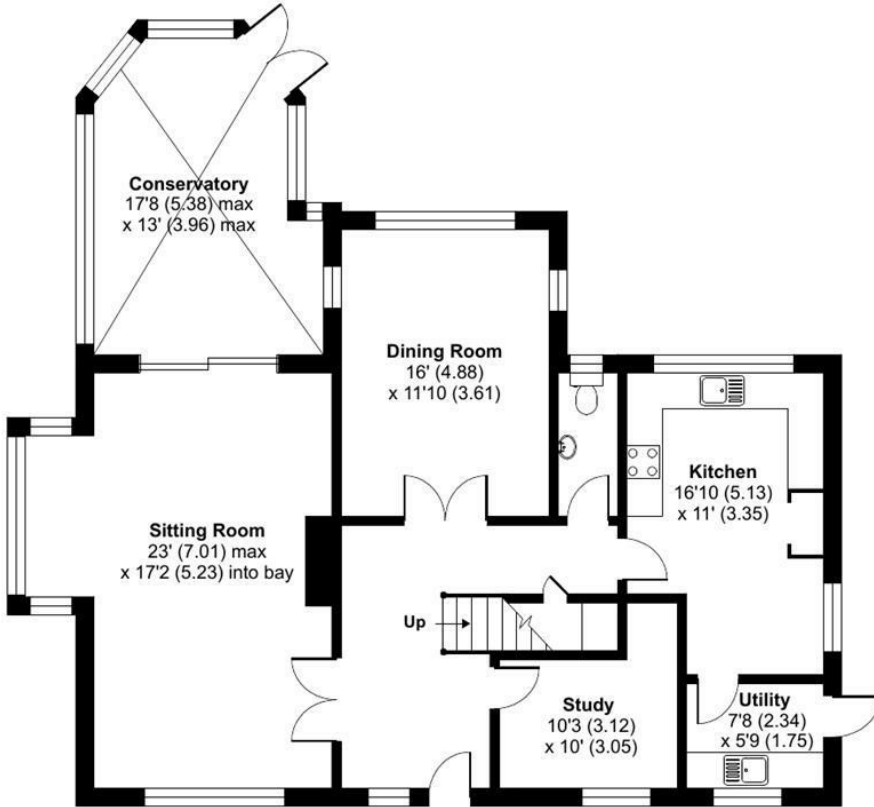
Godalming is a historic British market town in south-west Surrey, situated on the River Wey and surrounded by beautiful countryside; it has a great sense of community and widely considered to be a very desirable place to live. One of its distinguishing landscape features is the large central water meadow 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. There is an excellent number of both local state and private schools in the town serving all age groups.

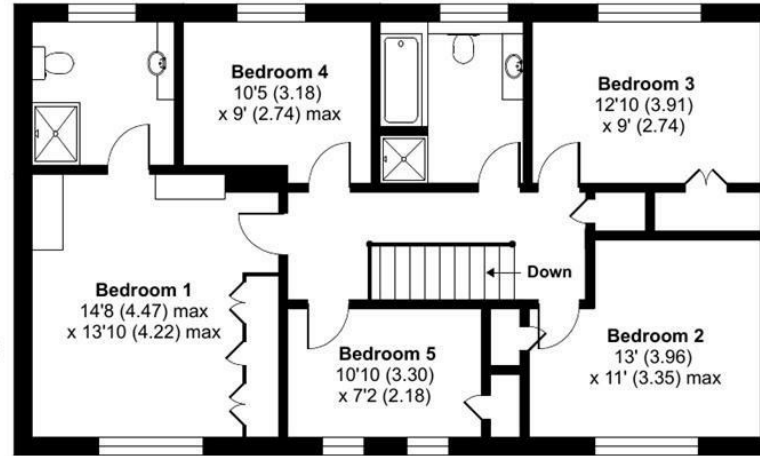
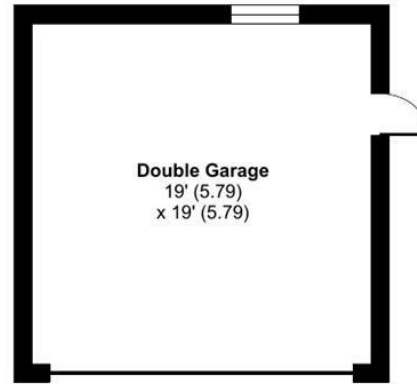


# Hurtmore Chase, Hurtmore, Godalming, GU7

Approximate Area = 2235 sq ft / 207.6 sq m  
 Garage = 361 sq ft / 33.5 sq m  
 Total = 2596 sq ft / 241.1 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	<b>81</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			

**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Clarke Gammon. REF: 952774

**DIRECTIONS**  
 Post code reference - GU7 2RT

**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

