



The Ridge, Hurtmore Chase, Godalming, Surrey

The Ridge

2, HURTMORE CHASE GODALMING SURREY GU7 2RT

Freehold

The Ridge is an immaculately presented and beautifully maintained four-bedroom detached home. Situated in a no through road in Hurtmore, on the outskirts of Godalming, the property enjoys excellent transport links by both road and rail.

Approached via a large driveway the property enjoys a corner plot and sits well in the immaculately manicured gardens. The house and garage span over 2,700 sqft and provides well-balanced accommodation over two floors.

From the entrance hall the principal reception rooms are accessed and include: a dual aspect sitting room with a feature fireplace and log burning stove; a dual aspect snug or family room fitted with bespoke book casing. At the heart of the house is a substantial open plan kitchen/living/dining area which is flooded with light from the recent addition of a sunroom, giving an outlook onto the deceptively spacious garden. In addition, there is a large study which could be repurposed as a separate dining room, snug or family room.

To the first floor there are four double bedrooms, two of which are served by ensuite shower rooms, with the two further bedrooms using a separate family bathroom. Of particular note is that all of the bedrooms benefit from built in wardrobes providing a useful amount of storage.

- Immaculately presented detached family home
- Large open plan kitchen/living/dining area with separate utility room
- Large study with potential for alternative uses
- Four double bedrooms, all with built in wardrobes
- Beautifully maintained and established gardens with sun terrace
- Popular no-through road
- Dual aspect sitting room and family room
- Recent addition of a high quality sun room
- Two ensuite shower rooms and additional family bathroom
- Off road parking for a number of cars, as well as double garage

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Local Authority: Waverley Borough Council - Tax Band G

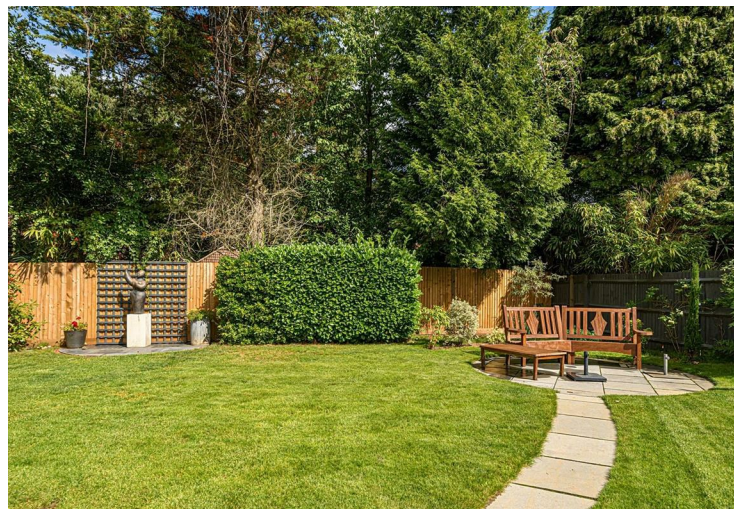
Services: Mains gas, electric, water and drainage connected.











GROUNDS AND GARDENS

The Ridge has some wonderfully maintained gardens to both the front and rear of the property. The gardens are predominately laid to lawn with some well-established shrub and flower borders. There is a well-positioned terrace that enjoys the afternoon and evening sun; perfect for alfresco dining. There is a recently refurbished summer house, additional garden shed and green house. The property has a large block paved driveway catering for parking of three/four cars, in addition to the detached double garage with electric up and over doors.

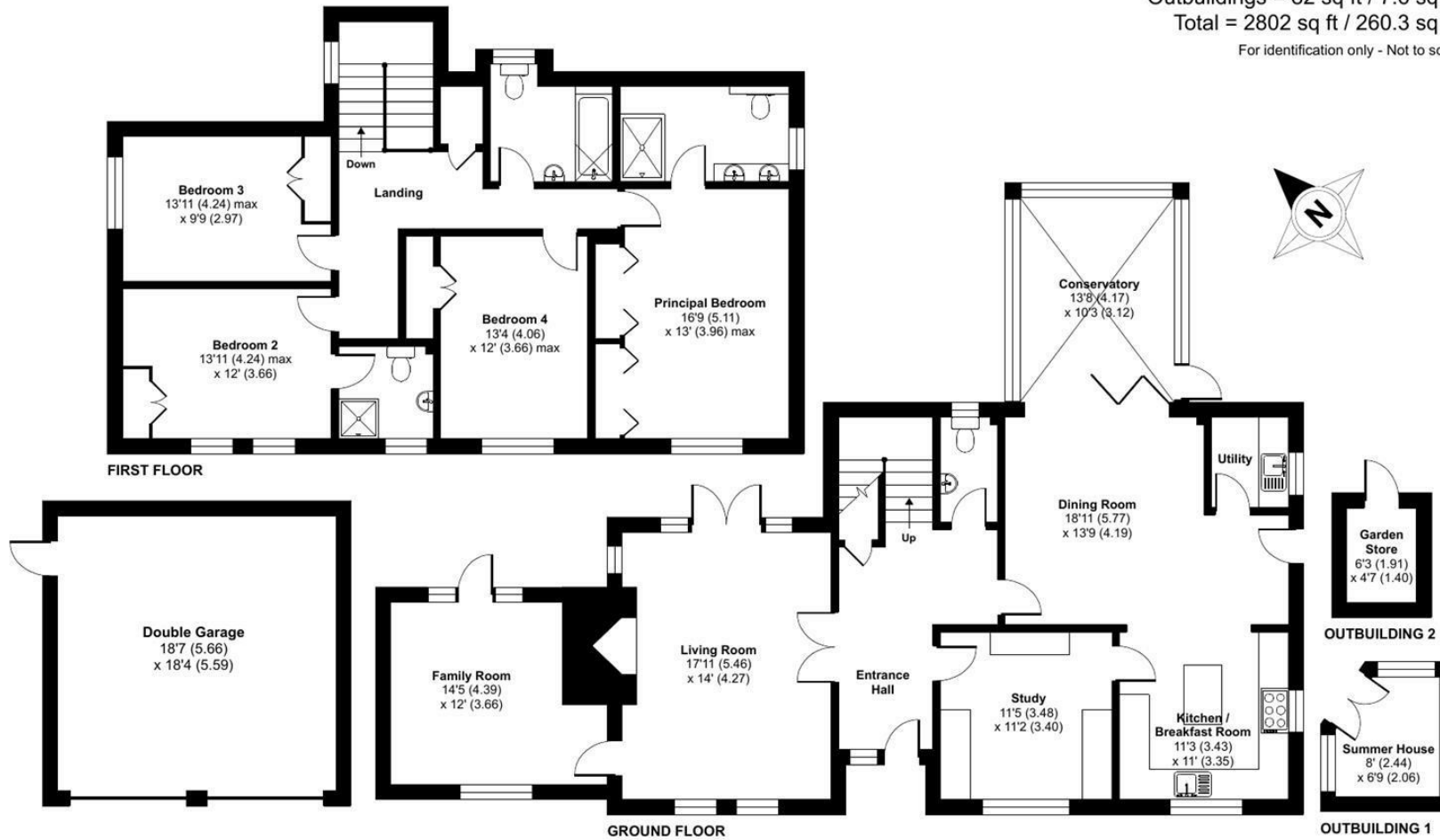
Hurtmore Chase, Hurtmore, Godalming, GU7

Approximate Area = 2720 sq ft / 252.7 sq m (includes garage)

Outbuildings = 82 sq ft / 7.6 sq m

Total = 2802 sq ft / 260.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	84
(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). © ncthemcom 2023. Produced for Clarke Gammon. REF: 1029632

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.

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