

New House

Dunsfold Road Alfold Nr Godalming Surrey GU6 8JB



EMERY & ORCHARD
ESTATE AGENTS



One of two fabulous brand new four bedroom detached family house built to a high standard and specification with good size south westerly facing garden enjoying far reaching views over the surrounding countryside. EPC = C

Guide Price: £595,000
Freehold

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Entrance Hall & Cloakroom ♦ 23' Sitting Room with Woodburner ♦ Oak Framed Conservatory ♦ Superb Kitchen/Beakfast Room with integrated appliances ♦ Four Bedrooms ♦ En Suite Shower Room & Family Bathroom ♦ Central Heating with Air Source Heat Pump ♦ Gravel Driveway & Oak Framed Garage ♦ Good Size South Westerly Facing Garden ♦ 10 year warranty

DESCRIPTION An extremely attractive brand new four bedroom detached family house set in a good size south westerly facing plot and occupying a delightful semi rural location enjoying far reaching views across the surrounding countryside. The house, which has the benefit of a ten year Protek New Home Warranty has been built to a high standard and specification and provides bright and well planned accommodation. This includes on the ground floor an entrance hall, cloakroom, impressive living/dining room with wood burning stove, a superb oak framed conservatory with doors leading out on to the garden and a stylish fitted kitchen breakfast room with a comprehensive range of integrated appliances. On the first floor there is an attractive landing master bedroom with en suite shower room, three further bedrooms and a stylish family bathroom. The house also benefits from double glazing and under floor heating to the ground floor and radiators to the first floor powered by an air source heat pump with back up immersion heater. Outside a five bar gate leads to a gravel driveway providing ample off road parking for several vehicles and leads to a detached barn style oak framed garage. The rear garden is a particular feature being a good size for a brand new property and enjoying a south westerly aspect. The property is likely to appeal to a purchaser seeking an individual family home in a delightful semi-rural setting and internal inspection is highly recommended.

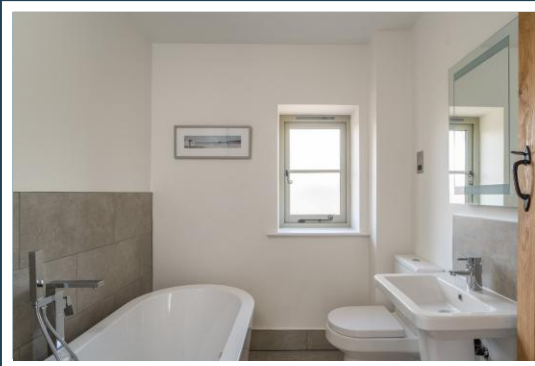
SITUATION The property occupies a delightful semi rural location set on the outskirts of Alfold Village being close to the village of Cranleigh and only approximately 15 minutes drive from Godalming. In Alfold there are three pubs, a local store together with the village hall and sports club with cricket pitch and two tennis courts. There is also a garden centre and a petrol station with a useful mini market. For the walking and riding enthusiast Alfold is surrounded by some of Surrey's most beautiful countryside. The village of Cranleigh lies approximately 3.5 miles to the north and provides a more comprehensive range of shops, leisure and recreational facilities while the town centres of Godalming, Guildford and Haslemere are all easily reached by car.

Directions: From Godalming head out on the Brighton Road (B2130) and stay on this road for approximately six and a half miles passing Hascombe and Dunsfold and on reaching the traffic lights at the junction with the A281 turn right. Continue along the A281 for approximately 2.4 miles and then turn right and immediately right again sign posted Dunsfold on to the Dunsfold Road and the property will be found after a short distance on your left hand side where you should see our For Sale Board.

Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as this may vary.



Witley Main Line Station – 8.2 miles (Waterloo approx 45/50 mins) Godalming – 9.2 miles Guildford – 10 miles
 Cranleigh 3.5 miles Haslemere – 11.8 miles Gatwick – 22.9 miles Heathrow – 31.9 miles
 A3 – 10.3 miles M25 – 24.9 miles M3 – 26.8 miles



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
80	91	82	92
Very energy efficient - lower running costs A (91-100) B (81-90) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

