

Finches West

Thursley Road Elstead Surrey GU8 6DG



EMERY & ORCHARD
ESTATE AGENTS



A superb brand new four bedroom detached family house with good size garden set at the end of a small private driveway only a few moments from the village centre.

Guide Price: £725,000
Freehold

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Entrance Hall ♦ Cloakroom ♦ 15ft'10 Sitting Room ♦ Study/Family Room ♦ 23ft Fitted Kitchen/Dining Room
♦ Four Bedrooms ♦ En-Suite & Family Bathroom ♦ Gas Central Heating ♦ Double Glazing ♦ Quality Oak Flooring & Carpeting
♦ Gravel Driveway ♦ Good Size Garden backing onto Woodland ♦ 10 Year CRL Warranty

DESCRIPTION A superb brand new four bedroom detached family house occupying a tucked away yet highly convenient location being one of just three houses set off a small private driveway only a few moments from the village centre. The house has been built to a high standard and specification by Marshall Developments Ltd, a well-established local company, and has the benefit of 10 year CRL warranty. The house has been well designed and provides bright and adaptable accommodation ideally suited to family life. This includes a good sized entrance hall and cloakroom, 15ft'10 sitting room, study and a stylish 23ft fitted kitchen/dining room that incorporates a range of units with granite work surfaces and includes a Smeg range cooker, extractor and dishwasher and also has bi-fold doors leading directly out on to the rear garden. There is also a small utility room. On the first floor there is a master bedroom with range of fitted wardrobes and an en-suite shower room, three further bedrooms and a family bathroom. The house also benefits from gas central heating incorporating a mix of under floor heating and radiators and quality Oak flooring and carpeting. Outside, a gravel driveway provides off road parking and there is also an additional gravel parking area, whilst the garden is a particular feature being of a good size and enjoying a delightful outlook backing on to woodland. The property is likely to appeal to purchasers seeking a well planned and individual family home in a tucked away yet convenient location and internal inspection is highly recommended

SITUATION Elstead is a large village with a population of approximately 2,500 being conveniently located lying 5 miles to the west of Godalming and east of Farnham. The village is centred round a small village green and provides an excellent range of local shops and services catering for most day to day needs including a post office, Spar general store and chemist as well as a doctor's surgery, dentist and vet. There are also three village pubs and a restaurant. Sporting and social clubs include cricket, football and scouts and for the commuter, access to the A3 is 2.2 miles from the village providing road communication to London and the south coast as well as giving access to both Heathrow and Gatwick airports via the M25 and M23 motorways. Access to the A31 connecting with A331 and M3 is 3.6 miles away. There are main line stations at Farnham, Godalming, Guildford and Milford with Milford station being approximately 3.8 miles distant and providing a service to Waterloo in approximately 50 minutes. Bus services run through the village connecting to neighbouring towns whilst the town centres of Godalming, Farnham and Guildford are all easily reached by car and provide a more comprehensive range of shopping, leisure and recreational facilities. The village has a pre-school, nursery school and primary school while for the walking and riding enthusiast Elstead is surrounded by many acres of beautiful countryside, there being much common and heath land owned or managed by The National Trust.

Directions: Proceed out of Godalming in a southerly direction towards Milford. Upon entering the village, at the mini roundabout take the second exit onto the Portsmouth Road. At the next set of traffic lights turn right and at the next roundabout take the second exit over the A3 and the second exit again at the next roundabout signposted Elstead. Upon entering the village, bear left at the village green in to the Thursley Road (immediately after the Woolpack Public House). The driveway to Finches West will be found on the right after approx. 0.2 of a mile where you will see our site 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.



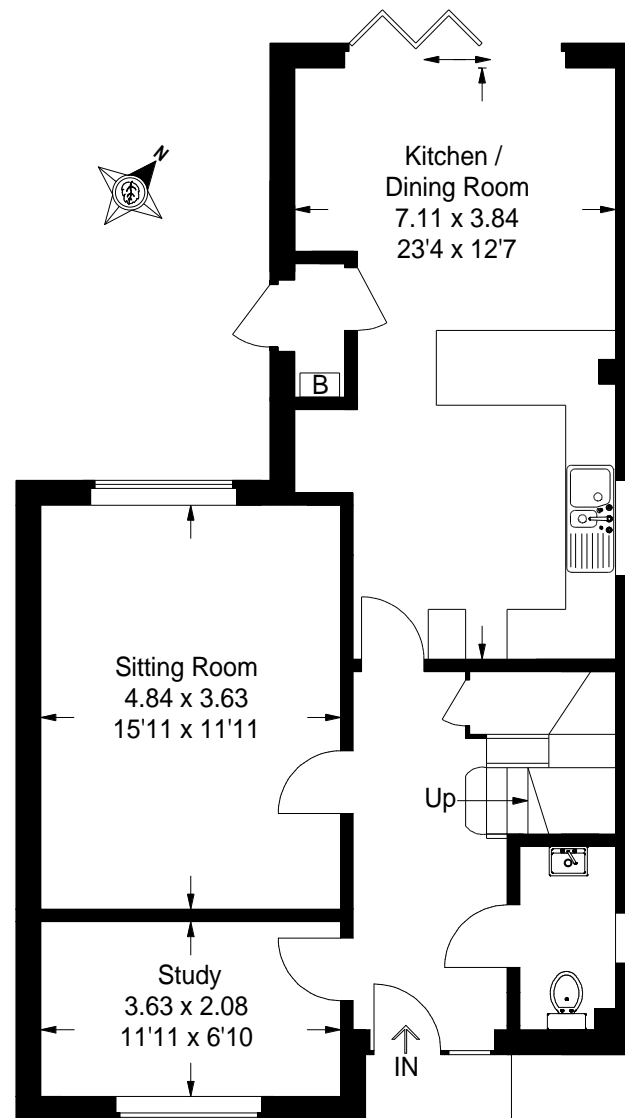
Milford Main Line Station – 4 miles (Waterloo approx 45/50 mins) Godalming – 5 miles Guildford – 8 miles
 Farnham – 4.6 miles Haslemere – 9.7 miles Gatwick – 37.5 miles Heathrow – 29.5 miles
 A3 – 2.4 miles M25 – 17 miles M3 – 14.7 miles



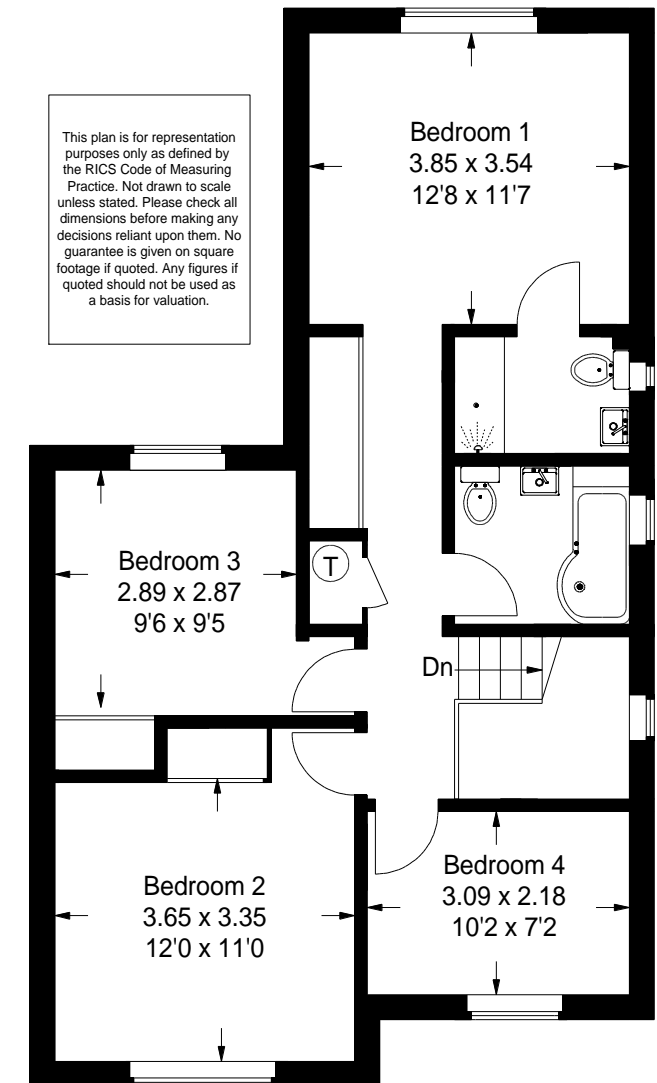
Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
84	84	84	84
Very energy efficient - lower running costs [92-100] A [81-91] B [69-80] C [55-68] D [39-54] E [21-38] F [1-20] G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions [92-100] A [81-91] B [69-80] C [55-68] D [39-54] E [21-38] F [1-20] G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Finches West, Thursley Road, Elstead

Approximate Gross Internal Area
Ground Floor = 67.6 sq m / 728 sq ft
First Floor = 66.6 sq m / 717 sq ft
Total = 134.2 sq m / 1445 sq ft



Ground Floor



First Floor

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.