

Little Haven

Upper Springfield Elstead Surrey GU8 6EQ



EMERY & ORCHARD
ESTATE AGENTS



A spacious and adaptable detached four bedroom bungalow with large garden located in a mature residential road within easy reach of the village centre.

Guide Price: £550,000
Freehold

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- Entrance Hall ◆ 24ft Living/Dining Room ◆ Kitchen ◆ Second Kitchen/Utility Room
- ◆ Four Bedrooms ◆ Bathroom & Two Shower Rooms ◆ Gas Heating ◆ Double Glazed Windows
- ◆ Driveway ◆ Large Rear Garden

DESCRIPTION Little Haven is a four bedroom detached bungalow built in the late 1950s being traditionally constructed having red brick elevations under a pitched tiled roof. Over the years the bungalow has been extended on two occasions and now offers bright, spacious and adaptable accommodation that includes a 24ft living/dining room with open fireplace, kitchen, four bedrooms, bathroom, two shower rooms and second kitchen/utility room. The house also benefits from gas central heating and double glazed windows. Outside a tarmac driveway provides off road parking for two cars and is flanked by a level lawn. The gardens are a particular feature of the property being principally arranged to the rear of the bungalow and extending to over 150ft having a gently sloping lawn and offering a good deal of privacy screened by many mature shrubs and trees. Little Haven is likely to appeal to purchasers seeking a detached bungalow in a village setting that offers scope for further improvement and internal inspection is highly recommended.

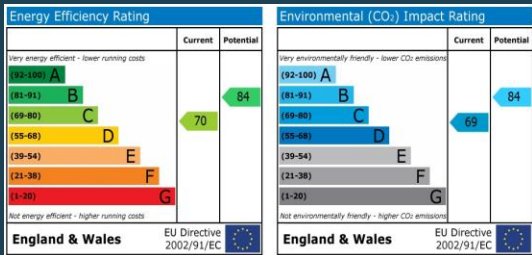
SITUATION Little Haven occupies a convenient location situated in Upper Springfield an established residential road lying near to the centre of the pretty Surrey village of Elstead which lies approximately 5 miles to the west of Godalming and approximately 6 miles to the east of Farnham. Elstead village offers a good range of shops and services catering for most day to day needs including a post office, Spar shop and a chemist as well as a doctors surgery and dentist. For the commuter access to the A3 is available at Milford and provides road communication to London and the southcoast as well as giving access to both Heathrow and Gatwick airports via the M25 and M23 motorways. As an alternative for the commuter there is also a main line station at Milford providing a service to Waterloo in under 1 hour. The town centres of Godalming, Farnham and Guildford are all easily accessible by car and offer a most comprehensive range of shopping, leisure and recreational facilities together with a wide choice of public houses and restaurants. Schools to suit all age groups are available in the surrounding area while for the walking and riding enthusiast Elstead is surrounded by some of Surrey's most beautiful countryside there being much common and heathland owned or managed by The National Trust

Directions: Proceed out of Godalming in a southerly direction towards Milford on the A3100 passing through the village and at the traffic lights turning right following the signs to the A3 and Elstead. At the roundabout take the second exit going over the A3 and then take the first exit left onto the B3100 continuing along this road and on towards Elstead village. On entering the village take the first turning on your right into Springhill and then the second turning on your right into Upper Springfield. High Haven will be found after a short distance on your left hand side.

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.

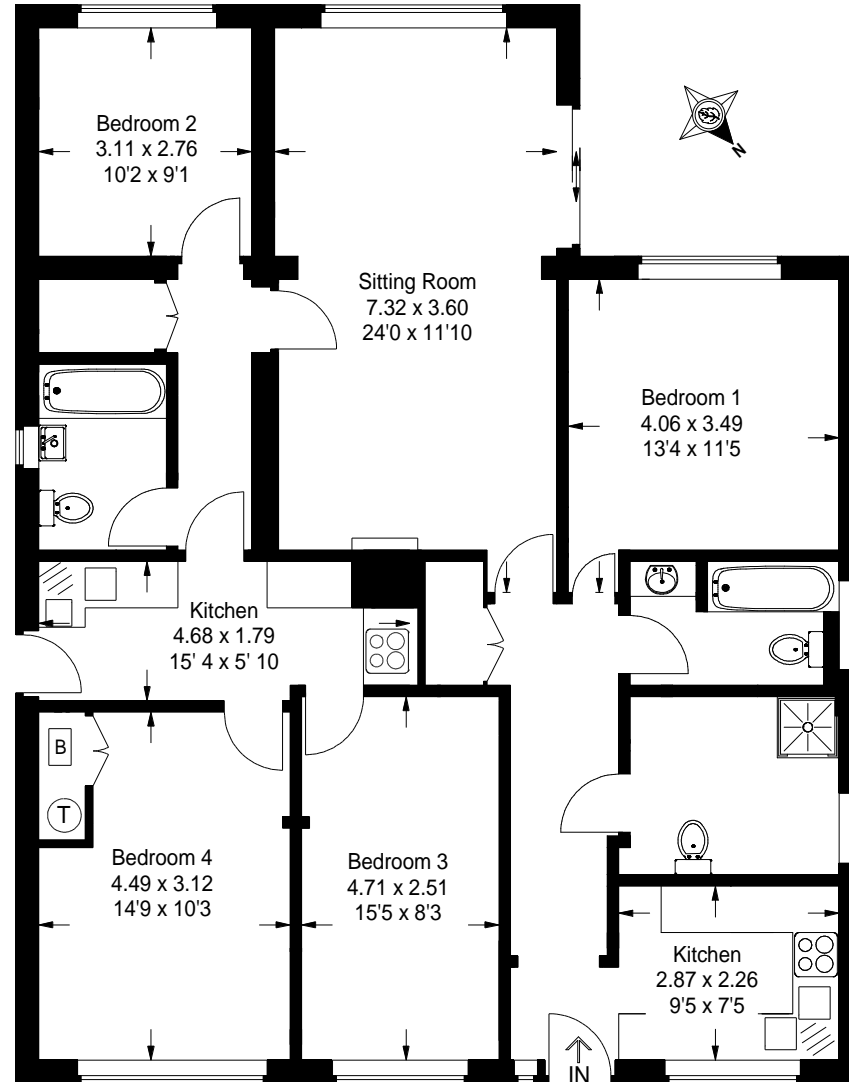


Milford Main Line Station – 3.7 miles (Waterloo approx 45/50 mins) Godalming – 4.6 miles Guildford – 8.5 miles
 Farnham – 4.9 miles Haslemere – 9.4 miles Gatwick – 35.5 miles Heathrow – 30 miles
 A3 – 2.2 miles M25 – 17.3 miles M3 – 12 miles



Upper Springfield, Elstead

Approximate Gross Internal Area = 126.7 sq m / 1364 sq ft



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.

