

8 Staceys Meadow

Elstead Surrey GU8 6BX



EMERY & ORCHARD
ESTATE AGENTS



An attractive four bedroom detached house with three receptions rooms, delightful garden and double garage set towards the end of a small private cul-de-sac located only a short distance from the village centre.

Guide Price: £695,000
Freehold

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Entrance Hall & Cloakroom ♦ Sitting Room ♦ Dual Aspect Dining Room ♦ Study ♦ Kitchen/breakfast Room ♦ Utility Room ♦ Four Bedrooms
♦ En-suite Shower Room & Family Bathroom ♦ Driveway & Double Garage ♦ Attractive Garden

DESCRIPTION An attractive four bedroom detached family house occupying a tucked away yet highly convenient location set towards the end of a small private cul de sac only a short distance from the village centre. The property forms part of a select development built by Messrs Parrish Quality Homes in 1997, being traditionally constructed having brick and half tiled elevations with decorative scalloped tiling under a pitched tiled roof. The house has been designed to offer a high level of insulation incorporating Swedish triple glazed windows and doors and there is also a heat recovery & ventilation system operating throughout the house providing fresh and filtered air into all the rooms. Internally the accommodation is presented in good decorative order and includes on the ground floor an entrance hall, cloakroom, sitting room with feature stone fireplace and French doors leading onto the garden, a dual aspect dining room, also with doors onto the garden, a study fitted with a range of bookshelves and cupboards as well as a fitted kitchen/breakfast room that includes integrated appliances, there is also a useful utility room. On the first floor there is a master bedroom with built in wardrobes and en-suite shower room, three further bedrooms, all with built in wardrobes, and a family bathroom. Outside a block pavior driveway provides off road parking and leads to a detached double garage. At the rear there is a delightful garden that has been attractively arranged and enjoys a good degree of seclusion. The property is likely to appeal to purchasers seeking a village house located within a short walk of the centre and early inspection is highly recommended.

SITUATION Staceys Meadow is a small private cul-de-sac conveniently located within level walking distance of the centre of the popular Surrey village of Elstead. 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 on the Thursley Road (immediately after the Woolpack Public House). Staceys Meadow will then be seen after a short distance on the right 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.



Main Line Station – 4.1 miles (Waterloo approx. 45/50 mins) Godalming – 5.5 miles Guildford – 10.6 miles
 Farnham – 5.5 miles Haslemere – 10 miles Gatwick – 36.4 miles Heathrow – 29 miles
 A3 – 2.5 miles M25 – 17 miles M3 – 12 miles



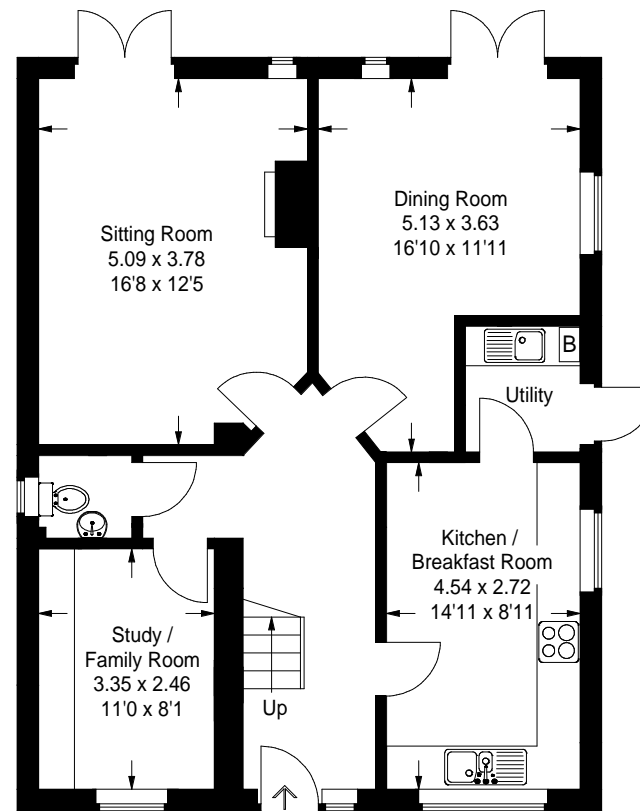
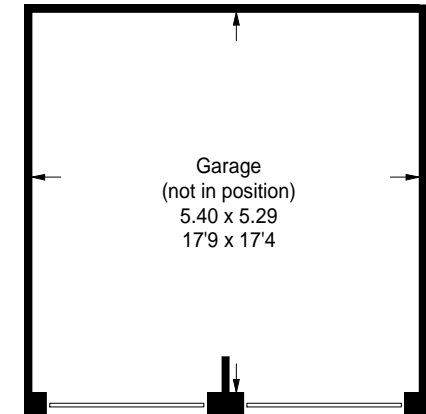
Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
A 92-100 Very energy efficient - lower running costs	A 81	A 92-100 Very environmentally friendly - lower CO ₂ emissions	A 77
B 81-91		B 81-91	
C 69-80		C 69-80	
D 55-68		D 55-68	
E 39-54		E 39-54	
F 21-38		F 21-38	
G 1-20 Not energy efficient - higher running costs		G 1-20 Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Staceys Meadow, Elstead

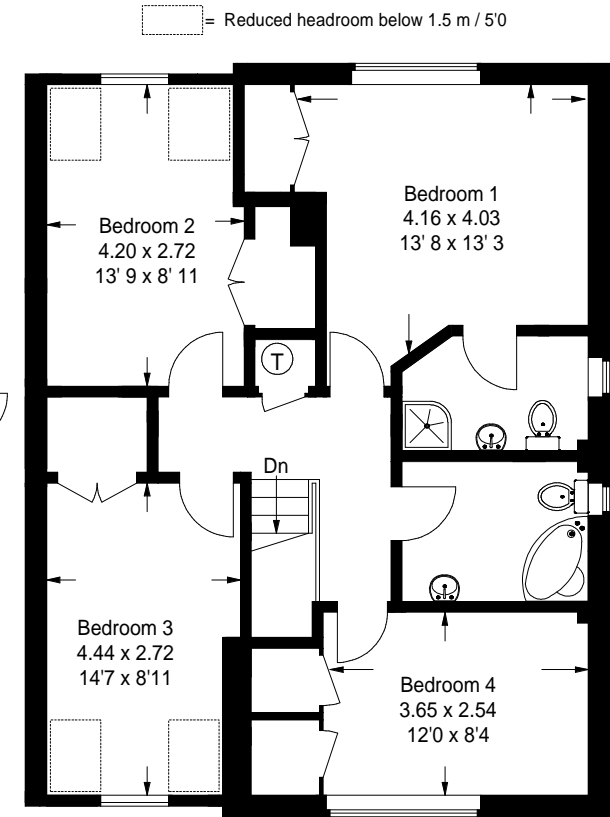


Approximate Gross Internal Area
Ground Floor = 75.6 sq m / 814 sq ft
First Floor (Including Reduced Headroom) = 74.7 sq m / 804 sq ft
Garage = 28.6 sq m / 308 sq ft
Total = 178.9 sq m / 1926 sq ft

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.



Ground Floor



First Floor