

8 Church View Close

Elstead Surrey GU8 6BF



EMERY & ORCHARD
ESTATE AGENTS



A stylish three bedroom house forming part of a select development of just 14 individual homes set in a private cul de sac & occupying a delightful location near to the centre of this pretty Surrey village.

Price: Guide £575,000
Freehold

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Spacious Sitting Room ♦ Study/Bedroom Three ♦ Kitchen/Dining Room ♦ Utility Room ♦ En-Suite Shower/Cloakroom
♦ Three Bedrooms ♦ Bathroom ♦ Gas Heating & Double Glazing ♦ Garage & Garden Store
♦ South West Facing Private Garden

DESCRIPTION Church View Close is a select development of just fourteen individual and stylish homes set in a small private cul de sac located within easy reach of the village centre with its excellent range of amenities. The development was designed and created by Countrywide Design Ltd of Godalming in 2012 and is set within delightful landscaped gardens and grounds. Number 8 enjoys a particularly attractive position within the development benefiting from a south westerly aspect. The house is well appointed and has a high level of specification that includes a quality in frame Shaker style kitchen with granite work surfaces and integrated appliances as well as gas central heating and double glazed windows. The property also benefits from the remainder of a 10 year Building Life Plan insurance backed guarantee. Internally, the accommodation is bright, spacious and adaptable being presented in excellent decorative order. On the ground floor there is an impressive 19ft sitting room, kitchen/dining room and utility room together with a useful study/bedroom with en-suite shower room. On the first floor there are two good sized bedrooms and bathroom. Outside, the house also has a garage and garden store. The gardens are a particular feature of the property having been landscaped to include a large patio area and level lawn with well stocked shrub borders offering a good deal of privacy enclosed by beech and yew hedging. The house is likely to appeal to purchasers seeking an easy to maintain village house located within a short level walk of the village centre

N.B. There is an annual charge payable for the upkeep of the private road and communal grounds

Directions: Proceed out of Godalming in a southerly direction towards Milford on the A3100 going straight ahead at the mini roundabout (2nd exit) passing through the village and at the traffic lights turn right following the signs for the A3 and Elstead. At the next roundabout take the second exit passing over the A3 and then first left onto the B3100 signposted towards Elstead. Continue along this road for approximately two miles and on entering the village turn left by the village green into Thursley Road. Continue for just over ¼ of a mile and Church View Close will be found 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.

SITUATION Church View Close occupies a delightful location set in a private cul de sac opposite the church and lying just over a ¼ of a mile from the green in the pretty Surrey village of Elstead which lies approximately 5 miles to the west of Godalming and 6 miles to the east of Farnham. The village provides an excellent range of local shops and services catering for most day to day needs including a post office, Spar shop and chemist as well as a doctors' surgery, dentist and vet. There are also three typical village pubs and a restaurant in the village while sporting and social clubs include cricket, football and scouts. For the commuter, access to the A3 is approximately 2½ miles from Elstead and provides 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 and A331 is approximately 3 miles distant and provides a link to the M3. There are stations at Farnham, Godalming, Guildford and Milford with Milford station being approximately 3 miles distant and providing a service to Waterloo in approximately 50 minutes. There are also bus services available from the village 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 heathland owned or managed by The National Trust.

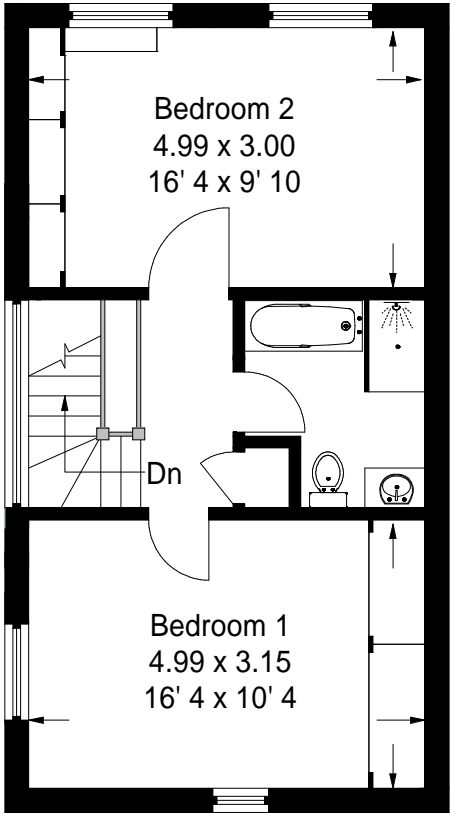
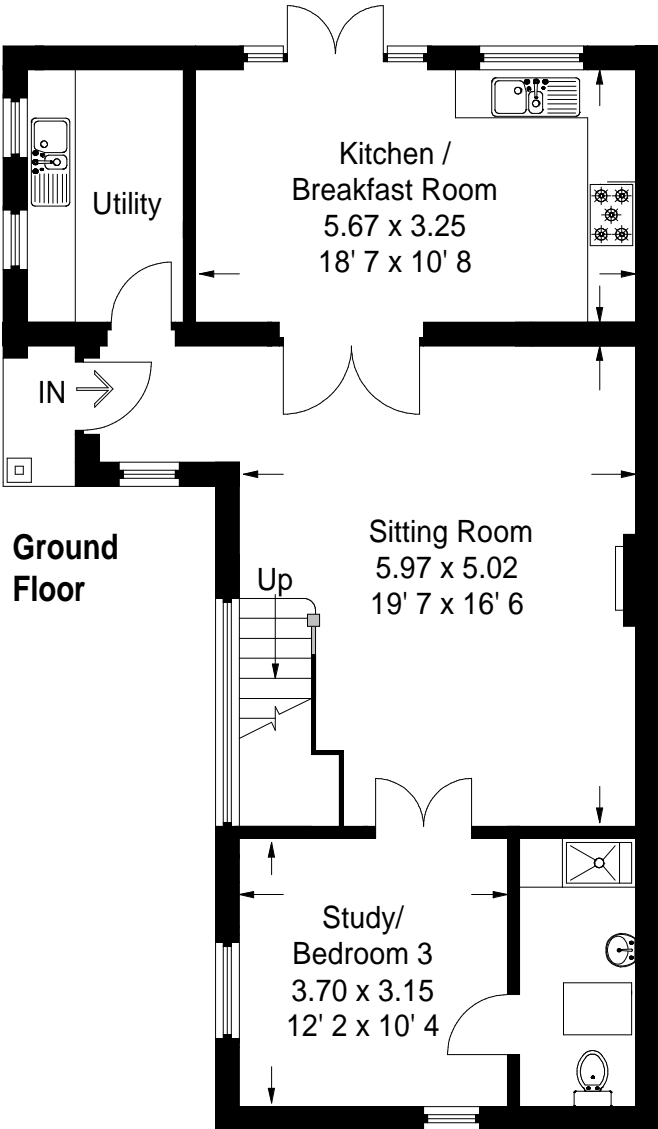


Milford Main Line Station – 4.2 miles (Waterloo approx 45/50 mins) Godalming – 6.1 miles Guildford – 9.3 miles
 Farnham – 4.6 miles Haslemere – 9.9 miles Gatwick – 36.8 miles Heathrow – 29.7 miles
 A3 – 2.5 miles M25 – 20.2 miles M3 – 11.6 miles



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
72	85	74	86
Very energy efficient - lower running costs A (92-100) B (81-91) 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	

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First Floor



APPROX. GROSS
INTERNAL FLOOR AREA
1317 SQFT / 122.4 SQM

This plan is for representation purposes only. Reproduced from plans supplied by the Agent. 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.

