

Pefko

Thursley Road Elstead Surrey GU8 6DP



EMERY & ORCHARD
ESTATE AGENTS



A 1600 sq ft bright and spacious detached four double bedroom family house conveniently located close to the centre of the village with its excellent range of amenities.

Price: £589,500 Freehold – No Onward Chain

01483 419 300

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GU7 1EB

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Entrance Hall ♦ Living Room ♦ Dining Room ♦ Kitchen/Breakfast Room ♦ Utility Room ♦ Cloakroom
♦ Four Double Bedrooms ♦ Bathroom ♦ Gas Heating ♦ Double Glazing
♦ Garage ♦ Enclosed Rear Garden

DESCRIPTION Pefko is an attractive four bedroom detached house having brick elevations under a pitched tiled roof. The property was built in the 1980s and provides bright and well planned accommodation that includes on the ground floor an entrance hall and cloakroom, large living room opening through to a dining room, a good size kitchen/breakfast room and useful utility room. On the first floor there is a landing, four double bedrooms and a spacious family bathroom. The house also benefits from gas fired central heating and replacement sealed unit double glazed windows. Outside, an in-out gravel driveway provides parking for several vehicles and there is a good size integral garage. To the rear of the house there is a small garden which has been attractively arranged and enjoys a good degree of privacy. The property is likely to appeal to purchasers seeking a well proportioned detached house in a convenient village setting and early viewing 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: Leave Godalming in a southerly direction towards Milford on the A3100 and on reaching Milford village take the second exit at the mini roundabout by the shops into the Portsmouth Road. Continue along Portsmouth Road and at the traffic lights turn right towards the A3 and Elstead. At the next roundabout take the second exit going over the A3 and then first left onto the B311 signposted Elstead. Continue along this road for approximately 2½ miles and on reaching Elstead village, continue to the centre and then left by the village green into the Thursley Road. Continue along Thursley Road and after approximately ½ mile, Pefko will be found on your left hand side, shortly after the turning for Redhouse Lane

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.

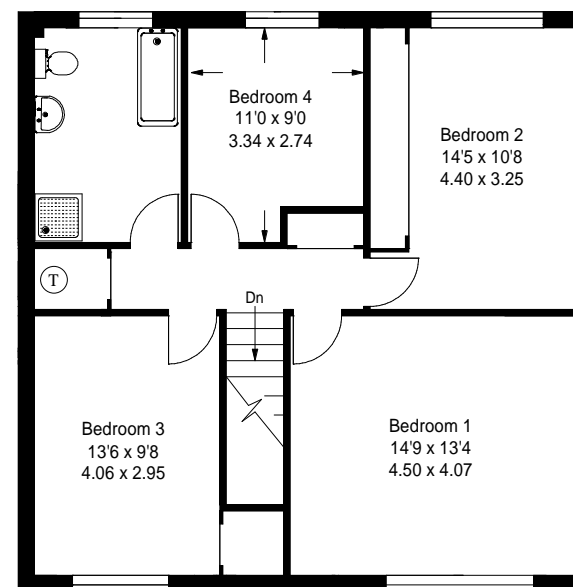


Milford Main Line Station – 4.4 miles (Waterloo approx 45/50 mins) Godalming – 5.3 miles Guildford – 9.5 miles
 Farnham – 5 miles Haslemere – 14 miles Gatwick – 37.9 miles Heathrow – 29.9 miles
 A3 – 2.9 miles M25 – 17.4 miles M3 – 12.1 miles

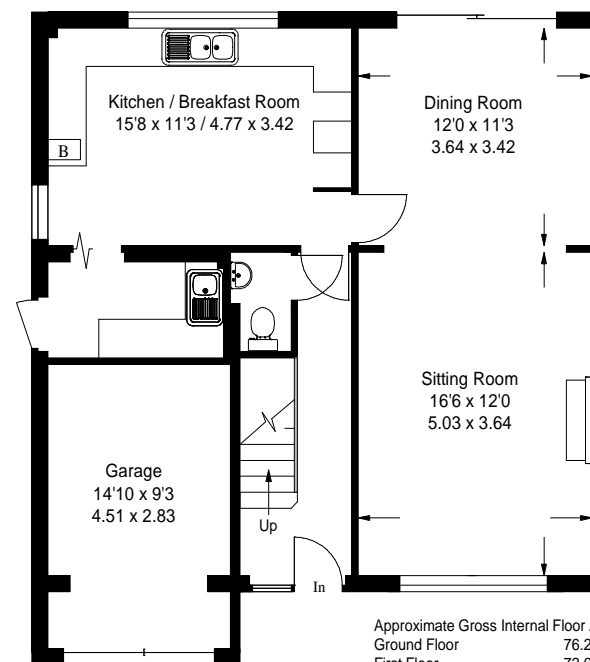


Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Pefko Thursley Road Elstead



First Floor



Ground Floor

FLOOR PLANS©
01483 755510 Ref C2062SC

Disclaimer:
This plan has been prepared for Emery & Orchard in accordance with the Property Misdescriptions Act. It is intended as a layout guide only. Not drawn to scale, unless stated. Measured & drawn to the nearest 10cm / 3 inches. Whilst every care is taken in the preparation of this plan, please check all dimensions & shapes before making any decisions reliant upon them.

Approximate Gross Internal Floor Area :-
Ground Floor 76.2 sq ft / 820 sq m
First Floor 72.6 sq ft / 781 sq m
Total 148.8 sq ft / 1601 sq m

