



WOODSIDE

GODALMING • SURREY

WOODSIDE

PRIORSFIELD ROAD, GUILDFORD, SURREY, GU3 1DW

Occupying a generous plot along the highly regarded Priorsfield Road, Woodside is a substantial detached family home set within mature gardens approaching two-thirds of an acre. Having been carefully maintained over many years, the property now offers an exciting opportunity to modernise and personalise a spacious home in a well-established residential setting.

A charming arched entrance door opens into the welcoming reception hall, where exposed structural timbers introduce an element of character. To the front of the house is a useful triple aspect office, ideal for those working from home, whilst beyond, the formal dining room provides an excellent space for entertaining and family occasions.

To the rear, the impressive sitting room extends to almost 25 feet in length and forms the heart of the home. Flooded with natural light from a large bay window overlooking the garden, the room also benefits from additional side windows and glazed double doors opening directly onto the terrace. A feature fireplace provides an attractive focal point.

The kitchen/breakfast room is fitted with a range of cream Shaker-style units complemented by granite work surfaces and decorative tiled splashbacks. A breakfast peninsula subtly separates the preparation area from the dining space, whilst the adjoining breakfast area enjoys pleasant views over the gardens. Adjoining the kitchen, there is a walk in pantry and utility room providing additional storage and appliance space together with a door leading directly outside. A cloakroom completes the ground floor accommodation.

Upstairs, the generous principal bedroom benefits from an extensive range of fitted wardrobes incorporating an elegant arched dressing area, together with an en-suite shower room. Bedroom two is another spacious double room with fitted wardrobes and a peaceful outlook over the rear garden. Bedrooms three and four offer further versatility for family life, guests or home working. The accommodation is served by both a family bathroom featuring a corner bath and separate shower, and an additional bathroom providing excellent practicality.

Outside, Woodside truly comes into its own. The rear garden has been lovingly established over many years and enjoys an exceptional degree of privacy. A stone terrace immediately adjoining the house provides an ideal setting for outdoor entertaining, whilst beyond, an expansive lawn is framed by mature hedging, specimen trees and well-stocked borders, creating a beautiful backdrop throughout the seasons.

To the front, a sweeping gravel driveway provides extensive off-road parking and leads to the detached garage and adjoining carport.



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ACCOMMODATION & SPECIFICATION

Approx. 2,498 sq ft of accommodation including garage and carport * Substantial detached family home * Four well-proportioned bedrooms and three bath/shower rooms * Impressive 25 ft sitting room with bay window and garden access * Formal dining room and separate triple aspect home office * Kitchen/breakfast room with granite work surfaces and Shaker-style cabinetry * Utility room with external door and ground floor cloakroom * Beautiful mature gardens extending to approximately 0.73 acres * Detached garage, carport and extensive gravel driveway parking * Excellent opportunity to modernise *





LOCATION

Perfectly positioned on Priorsfield Road, the property enjoys an enviable setting close to both Charterhouse School and Prior's Field School, making it an excellent choice for families. The surrounding area combines a semi-rural feel with exceptional convenience, offering easy access to Godalming, Guildford and the beautiful Surrey Hills National Landscape. Nearby Godalming offers an excellent selection of independent shops, cafés, restaurants and everyday amenities, together with a mainline railway station providing regular services to London Waterloo. Guildford is also within easy reach, offering a more extensive range of shopping, leisure and educational facilities, as well as additional fast rail connections to the capital. The property is particularly well placed for access to the Surrey Research Park and the Royal Surrey County Hospital, making it an excellent choice for professionals. Surrounded by glorious countryside, the area provides exceptional opportunities for walking, cycling and riding.

Woodside presents a rare opportunity to acquire a substantial family home, combining generous accommodation, beautifully established gardens and excellent potential to create a superb long-term residence.

PROXIMITY

Godalming (Station)	3 miles
Guildford (Station)	3 miles
Farncombe (Station)	3 miles
Goodwood/Chichester	29 miles

SERVICES & LOCAL AUTHORITY

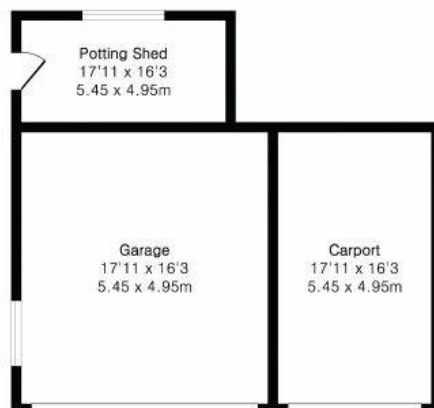
Tenure	Freehold
EPC Rating	C
Council Tax Rating	Band G
Local Authority	Guildford Borough Council
Services	Mains water, drainage, electricity and gas central heating

**Approximate Gross Internal Area 2473 sq ft - 229 sq m
(Excluding Garage)**

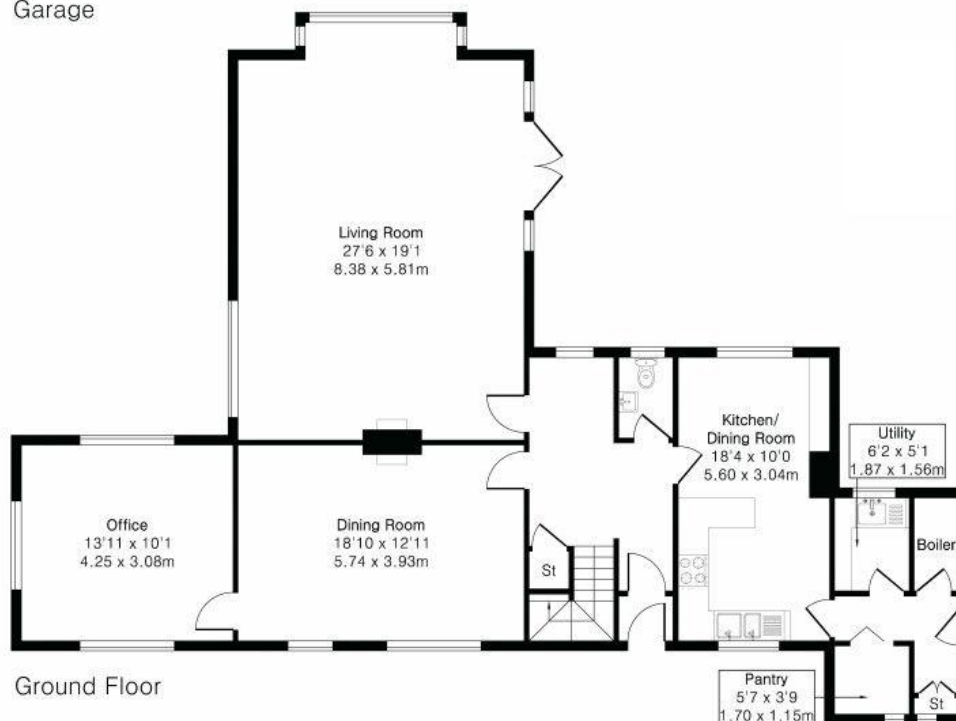
Ground Floor Area 1424 sq ft – 132 sq m

First Floor Area 1049 sq ft – 97 sq m

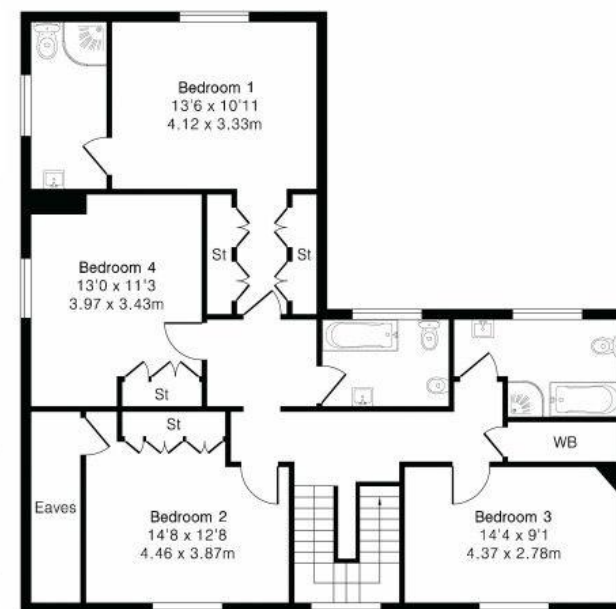
Garage Area 389 sq ft – 36 sq m



Garage



Ground Floor



First Floor



Seymours

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