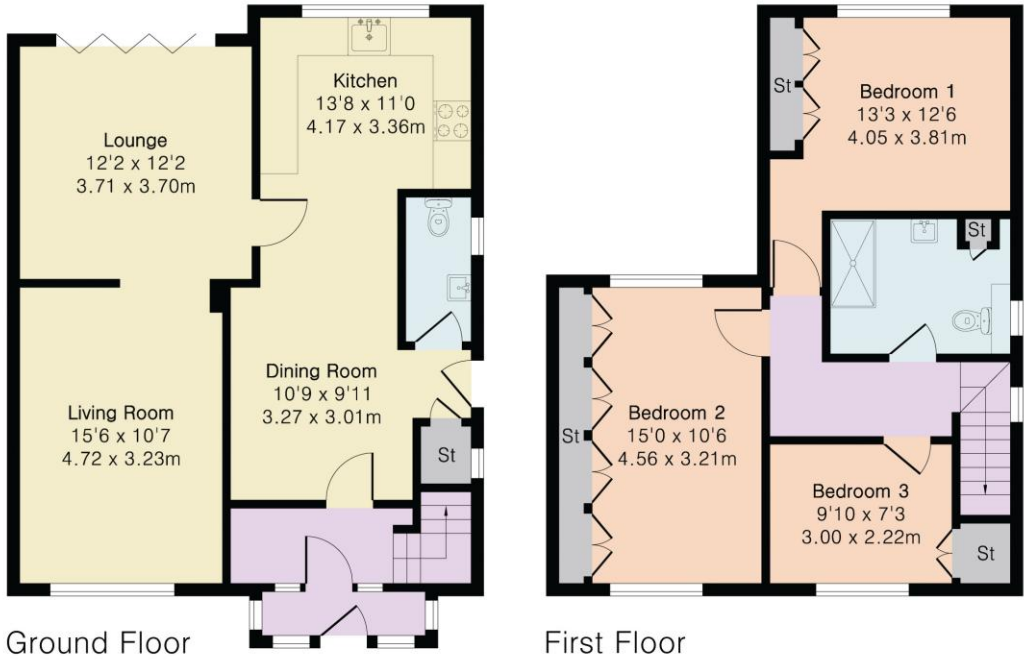


Approximate Gross Internal Area 1245 sq ft - 115 sq m
Ground Floor Area 702 sq ft – 65 sq m
First Floor Area 543 sq ft – 50 sq m



8 Clover Lea, Binscombe, GU7 3QQ

£725,000 Freehold

A beautifully presented and extended three-bedroom semi-detached home offering approximately 1,245 sq ft of versatile accommodation. Highlights include three reception areas, a well-appointed kitchen, contemporary first-floor shower room, extensive fitted wardrobes and a generous established rear garden, together with driveway parking. Ideally positioned in Binscombe, within approximately half a mile of Farncombe mainline station and close to local schools and amenities.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	1	C	1245	0.5 miles	Band D	NA	NA

Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

Rental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £3000PCM.

Fixtures & Fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

Viewing - Strictly by appointment through Seymours Estate Agents, 116 - 118 High Street, Godalming, Surrey, GU7 1DJ.



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Set within an established residential cul-de-sac in Binscombe, this beautifully presented three-bedroom semi-detached home offers an impressive amount of space, measuring approximately 1,245 sq ft. Thoughtfully extended and well maintained, the property combines a flexible arrangement of reception rooms with generous bedrooms, fitted wardrobes and a particularly attractive south- east facing rear garden.

The house is approached via a driveway providing off-road parking, with established planting and mature shrubs creating an attractive frontage. A covered entrance porch opens into the hallway, where oak-style internal doors and timber detailing introduce a warm, contemporary feel that continues through the accommodation.

To the front, the dining room provides a generous dedicated space for entertaining, with feature botanical wallpaper adding character. From here, the ground floor flows through to the kitchen and the principal living areas beyond.

The kitchen is well appointed with an extensive range of cream Shaker-style cabinetry arranged around three sides, complemented by contrasting work surfaces and a colourful tiled splashback. Integrated appliances include a double oven and gas hob with stainless-steel extractor above, while recessed ceiling lighting and a wide window overlooking the rear garden make this a bright and practical everyday space. The tiled floor provides a durable finish, and the layout offers an excellent amount of both storage and preparation space.

A particular feature of the house is the extended living accommodation. The main living room measures approximately 15'6 x 10'7 and opens into the adjoining lounge, creating a versatile sequence of reception spaces that can be used together or given their own individual purpose. The rear lounge measures approximately 12'2 square and enjoys a strong connection with the garden through wide bi-folding doors, which open directly onto the paved terrace. A distinctive timber slatted screen provides an attractive architectural feature between the reception areas while retaining a sense of openness.

Completing the ground floor is a useful cloakroom/WC, together with built-in storage positioned off the dining room.

Upstairs, the landing leads to three bedrooms and a smart contemporary shower room. Bedroom one is a particularly generous double and benefits from a substantial range of fitted wardrobes. Bedroom two is similarly impressive, again incorporating extensive fitted storage and offering plenty of space for additional furniture.

Bedroom three is currently arranged as a home office, making it ideal for those working remotely while remaining a practical third bedroom. Further built-in storage is incorporated within the room.



The shower room has been finished in a clean contemporary style, with a large glazed walk-in shower enclosure, wall-hung vanity unit, mirrored storage, WC and large-format floor and wall tiling. Soft green tones give the room a calm finish, while recessed lighting completes the modern feel.

Outside, the south-east facing rear garden is an excellent feature of the property and provides a variety of areas in which to sit and enjoy the surroundings. Immediately adjoining the house is a paved terrace, readily accessed from the lounge through the bi-folding doors and ideal for outdoor dining. Pathways continue through established beds containing an abundance of mature shrubs, ornamental grasses, flowering plants and small trees, with further seating areas positioned throughout the garden. The central lawn is framed by mature planting, creating a wonderfully established setting with plenty of seasonal interest.

Clover Lea is a cul-de-sac off Binscombe Lane and is particularly well placed for Farncombe and Godalming. Farncombe mainline station is approximately 0.5 miles away, providing convenient rail connections to London Waterloo, while nearby schools include Loseley Fields Primary School, Farncombe Church of England Infant School and Broadwater School. Farncombe also provides a useful selection of everyday shops and amenities, with Godalming's historic town centre readily accessible for its wider choice of independent shops, cafés, restaurants and leisure facilities.

