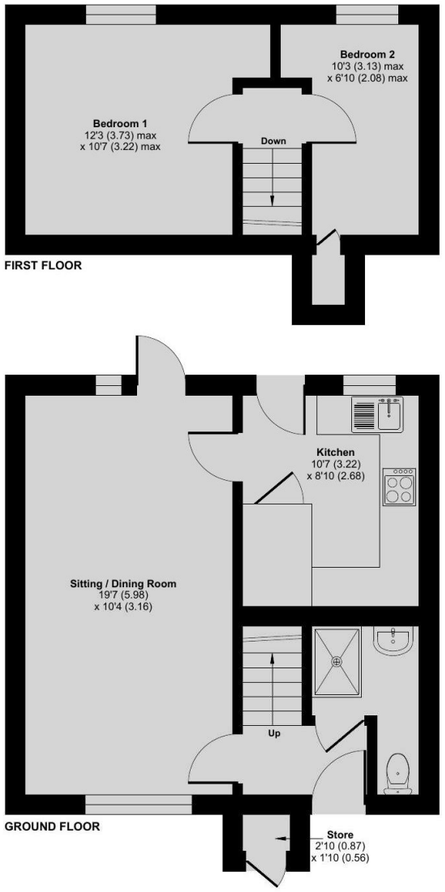
Seymours

Hookley Close, Elstead, Godalming, GU8

Approximate Area = 605 sq ft / 56.2 sq m
Outbuilding = 4 sq ft / 0.3 sq m
Total = 609 sq ft / 56.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1504177

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	C	605	3.6 miles	Band D	NA	N/A

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

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.



6 Hookley Close, Elstead, GU8 6JG

£335,000 Freehold

A two-bedroom home in Elstead, offering approximately 605 sq ft of accommodation and an excellent opportunity for modernisation and personalisation. Featuring an impressive 19'7 sitting/dining room with a vaulted ceiling section, separate kitchen, ground-floor shower room and two first-floor bedrooms. Outside, the property enjoys an established south facing garden with a patio seating area, mature planting and space for useful storage, together with residents' parking for one car.





Seymours

Your property partner for life

Offering plenty of potential for a new owner to update and personalise, this distinctive two-bedroom home occupies a convenient position within the popular Surrey village of Elstead. Arranged over two floors and extending to approximately 605 sq ft, the property combines a particularly generous main reception room with two bedrooms, a ground-floor shower room and an established garden, while also benefiting from residents' parking for one car.

The entrance opens into a hallway with practical wood-effect flooring and stairs rising to the first floor. Positioned off the hallway is the ground-floor shower room, finished with tiled walls and comprising a shower enclosure, wash basin and WC.

The principal living space is the generously proportioned sitting/dining room, measuring approximately 19'7 in length and providing ample room to create seating and dining areas. One of the property's more distinctive architectural features is the partially vaulted ceiling with exposed timber detailing, which gives the room an individual character and enhances the feeling of space. Windows provide outlooks to the outside, while glazed double doors open directly onto the rear patio and garden, creating an easy connection with the outdoor space.

Opening from the sitting/dining room, the separate kitchen is arranged with a range of white wall and base cabinetry complemented by work surfaces and white metro-style tiled splashbacks. There is space for a freestanding cooker together with further appliances, while a door provides additional direct access to the outside.

Upstairs, the first floor is arranged around a central landing and leads to two bedrooms. The principal bedroom is a double, measuring approximately 12'3 x 10'7 maximum. The second bedroom provides useful additional accommodation and could equally suit use as a guest room, child's bedroom or dedicated home office. Both rooms offer scope for cosmetic updating, allowing an incoming owner to create interiors to their own taste.



Outside, the property is complemented by a large established garden that provides a good degree of outdoor space. A paved terrace immediately adjoining the house creates a natural spot for garden furniture and outdoor dining, leading onto an area of lawn. Mature shrubs, hedging and established planting add greenery and structure, while further paved areas provide additional places to sit and enjoy the garden. Theres space for a substantial timber shed which could offer useful garden storage. To the front, further mature planting softens the approach to the property, and residents' parking is available for one car.

Hookley Close is situated within the well-served village of Elstead, surrounded by attractive Surrey countryside and conveniently positioned between Godalming and Farnham. The village offers a good range of everyday amenities, including a convenience store with Post Office services, pharmacy, doctors' surgery and a choice of pubs, together with St James C of E Primary School. Elstead also has an active community with cricket, football and tennis facilities, two recreation grounds and numerous opportunities for walking and outdoor pursuits. The A3 at Milford is approximately 2.2 miles from the village, providing convenient road connections towards Guildford, London and the South Coast, while mainline railway stations can be found within the surrounding towns and villages.





