



4 SORREL CLOSE

GODALMING • SURREY

SORREL CLOSE, GODALMING, GU7 1PP

This impressive five-bedroom detached family home offers an exceptional amount of beautifully presented and highly versatile accommodation, arranged over three floors and extending to approximately 2,027 sq ft including the integral garage. Combining contemporary styling with generous proportions, the property features a superb 23ft living room, kitchen/dining room, separate snug, home office/fifth bedroom and three bath/shower rooms, together with generous driveway parking, EV charging and a substantial established rear garden.

The front door opens into a spacious central entrance hall, immediately giving a sense of the proportions and thoughtful layout of the house. Attractive wood-effect flooring runs through much of the ground floor, complemented by oak internal doors and contemporary black ironmongery. The staircase rises through the centre of the property, with a useful built-in storage cupboard and cloakroom also positioned off the hall.

To one side is the kitchen/dining room, an excellent family space fitted with a sleek range of gloss white cabinetry complemented by dark work surfaces and crisp white metro-style tiling. Integrated appliances include twin ovens and a hob, while contrasting black detailing and pendant lighting add a smart contemporary edge. There is ample room for a substantial dining table and chairs, with glazed double doors opening directly onto the rear terrace and garden, creating an easy connection between the indoor and outdoor spaces.

Adjoining the kitchen is a separate utility room, providing additional storage and workspace, ideal for everyday family life.

The ground floor continues with a separate snug, providing a versatile additional reception room that could work equally well as a family room, television room or playroom. From here there is direct internal access to the integral garage.

Across the hall is the superb living room, undoubtedly one of the standout features of the house. Measuring approximately 23'11 x 11'11, this exceptionally generous reception space comfortably accommodates several sofas and additional freestanding furniture. A broad window overlooking the rear garden combines with a series of tall windows to create a bright contemporary feel, while the wood-effect flooring continues throughout. The room is currently arranged with a useful study area at one end, demonstrating the flexibility of its proportions.

The staircase rises to a particularly impressive first-floor landing, where a dramatic full-height window overlooking the garden introduces an abundance of light through the centre of the house and adds a striking architectural feature.

The principal bedroom is exceptionally generous, extending to approximately 26'9 at its maximum and offering ample room for a substantial bed and additional freestanding furniture. Fitted mirrored wardrobes provide excellent storage, while a stylish en-suite shower room is finished with contemporary sanitaryware, cabinetry and tiling.

Bedroom two is another excellent double room, while bedroom five is currently arranged as a dedicated home office. Measuring approximately 13'5 x 7'5, this is a particularly useful and adaptable room that could readily serve as a bedroom when required.



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A well-appointed bathroom completes the first floor and includes a panelled bath with shower above, contemporary tiling and a heated towel rail.

The staircase continues to the second floor, where two further substantial double bedrooms provide particularly impressive additional accommodation. Both feature attractive partially vaulted ceilings, adding character and a greater feeling of space, while each has ample room for a double bed and freestanding furniture, together with useful built-in storage. Bedroom three also benefits from its own en-suite shower room, making the upper floor particularly well suited to children, teenagers or guests.

CONTACT: ANDY CROSSLEY

116-118 HIGH STREET, GODALMING, SURREY, GU7 1DJ

01483 420 555

ANDY@SEYMOURS-GODALMING.CO.UK





ACCOMMODATION & SPECIFICATION

Impressive five-bedroom detached home * 0.7 miles from Milford mainline station * EV Charger * Driveway parking for multiple cars * Integral Garage * Solar panels * Approximately 2,027 sq ft over three floors * Contemporary kitchen/dining room * Useful separate utility room * Ground-floor cloakroom * Separate snug/family room * Feature full-height stairwell window * Dedicated home office/fifth bedroom * Two en-suite shower rooms * Stylish family bathroom * Impressive principal bedroom suite * Substantial established rear garden *





OUTSIDE

Outside, the house is approached across an extensive block-paved driveway, providing generous off-street parking for multiple vehicles and access to the integral garage, together with the added benefit of an EV charging point. The distinctive exterior combines brickwork with dark timber-style cladding, giving the property a smart contemporary appearance, while solar panels are fitted to the roof.

The rear garden is another major feature of the home and provides an excellent amount of outdoor space. A paved terrace immediately adjoining the house creates plenty of room for outdoor seating, dining and entertaining, with direct access from the kitchen/dining room. Beyond, a broad expanse of lawn is framed by established trees, hedging and planted borders, creating an attractive leafy backdrop and a welcome feeling of privacy.

LOCATION

Sorrel Close is a small residential setting conveniently positioned for both Godalming and Milford, with excellent access to local schools, everyday amenities and beautiful surrounding countryside. Milford mainline station is approximately 0.7 miles away, providing regular services towards London Waterloo, while Godalming also benefits from its own mainline station. Godalming's historic High Street offers an excellent selection of independent shops, cafés and restaurants, together with supermarkets and leisure facilities, while the nearby A3 provides convenient road connections towards Guildford, London and the south coast.

PROXIMITY

Godalming	2 miles
Guildford	7 miles
Haslemere	9 miles
Goodwood/Chichester	25 miles
Brighton	45 miles

SERVICES & LOCAL AUTHORITY

Tenure	Freehold
EPC Rating	B
Council Tax Rating	Band G
Local Authority	Waverley Borough Council
Services	Mains water; drainage, electricity and gas are connected. The property benefits from gas-fired central heating and hot water.

**Approximate Gross Internal Area 2027 sq ft - 188 sq m
(Including Garage)**

Ground Floor Area 880 sq ft – 82 sq m

First Floor Area 712 sq ft – 66 sq m

Second Floor Area 435 sq ft – 40 sq m



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.





116-118 High Street, Godalming, Surrey, GU7 1DJ
01483 420 555
andy@seymours-godalming.co.uk
www.seymours-estates.co.uk

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