

THE HAVEN

BUSBRIDGE • GODALMING

THE HAVEN
MINSTER ROAD, BUSBRIDGE, GODALMING, SURREY, GU7 1SR

Situated in the highly sought-after Busbridge area of Godalming, The Haven is an exceptional four-bedroom detached family home offering approximately 2,047 sq ft of beautifully presented accommodation. Combining contemporary styling with generous, versatile living spaces, the property features a stunning open-plan kitchen/living/dining room, separate study, playroom, stylish bathrooms and an impressive principal bedroom with spectacular floor-to-ceiling glazing, walk-in dressing room and en-suite. Outside, the property enjoys a beautifully presented south-facing rear garden backing directly onto woodland, together with a versatile detached annexe/bedroom with kitchenette and shower room. Generous driveway parking, a dedicated EV charging point and an energy-efficient heating and cooling system further enhance this exceptional home, which boasts an outstanding EPC A rating.

The property is approached via a generous gravel driveway providing ample off-road parking. Attractive rendered elevations, contrasting dark-framed windows and contemporary detailing create an appealing first impression.

The front door opens into a welcoming entrance hallway, where striking patterned floor tiles and a staircase rising to the first floor establish the quality of finish found throughout. A contemporary cloakroom and useful storage add practicality.

Positioned towards the front of the house, the separate study provides an excellent space for home working, while an additional reception room, currently arranged as a playroom, could equally serve as a snug, hobby room or occasional fifth bedroom.

One of the property's standout features is the superb 25 ft open-plan kitchen/living/dining room, designed with modern family life and entertaining in mind. The contemporary kitchen features sleek charcoal cabinetry, contrasting light worktops and stylish tiled splashbacks. A substantial central island incorporates an induction hob and breakfast bar seating, complemented by integrated AEG ovens and attractive pendant lighting.

The adjoining dining area comfortably accommodates a generous family dining table, with glazed doors opening directly onto the rear terrace and garden, creating a natural connection between inside and out.

Beyond, the sitting area provides a comfortable setting for relaxation, with attractive flooring and a contemporary timber-slat feature wall creating a stylish focal point. A separate utility room offers additional storage and laundry facilities, together with an external door providing convenient access outside.

A particularly impressive feature of the property is its smart and highly efficient heating and cooling system, thoughtfully designed to deliver exceptional comfort throughout the year. Incorporating solar panels, an air source heat pump, battery storage, air conditioning and underfloor heating throughout, the system can be remotely monitored and controlled for added convenience.

Upstairs, a light and airy landing serves four well-proportioned bedrooms and the family bathroom, with rooflights, attractive oak doors and neutral décor continuing the contemporary styling.



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The principal bedroom is particularly impressive, featuring a dramatic vaulted ceiling and spectacular floor-to-ceiling, gable-shaped glazing overlooking the rear garden and adjoining woodland. Additional rooflights enhance the sense of space, while fitted eaves cupboards provide useful storage. A separate walk-in dressing room incorporates extensive hanging space, shelving and drawers, while the stylish en-suite shower room provides a further touch of luxury.

The three remaining bedrooms are all generously proportioned, offering flexible accommodation for family members or guests, while a contemporary family bathroom completes the first-floor accommodation.

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ACCOMMODATION & SPECIFICATION

Beautifully presented four-bedroom detached home * Sought-after Busbridge location * Approximately 2,047 sq ft of accommodation * Stunning open-plan kitchen/living/dining room * Contemporary kitchen with island and AEG appliances * Spectacular principal suite with dressing room and en-suite * Separate study, playroom and utility room * South-facing * Garden backing onto woodland * Versatile detached Annexe/Bedroom * Generous driveway parking * EV Charging * EPC A Rating * Energy-efficient heating and cooling system *















LES GETS





OUTSIDE

The magnificent south-facing rear garden is another outstanding feature of The Haven, providing a wonderful setting for family life and outdoor entertaining.

A generous paved terrace adjoins the house, ideal for alfresco dining, while an extensive lawn is bordered by established shrubs, mature planting and attractive raised beds. Backing directly onto woodland, the garden enjoys a beautiful leafy backdrop and a wonderful feeling of privacy, with its southerly aspect making the most of the sunshine. Towards the rear stands an impressive 376 sq ft detached annexe, offering exceptionally versatile additional accommodation. Incorporating a bedroom, kitchenette, and shower room. It is ideal for home working, creative pursuits, hobbies or recreational use. A further decked seating area provides another attractive place to enjoy the peaceful surroundings.

LOCATION

The Haven occupies a desirable position in Busbridge, one of Godalming's most sought-after residential areas, renowned for its attractive surroundings, excellent schools and convenient access to the town centre.

Godalming offers an excellent selection of independent shops, cafés, restaurants and everyday amenities, together with Waitrose, Marks and Spencer and Sainsbury's supermarkets. Godalming mainline station is approximately 1 mile away, providing regular services to Guildford and London Waterloo.

Families are particularly well catered for, with respected local schools including Busbridge Infant School, Busbridge Junior School, St Edmund's Catholic Primary School, St Hilary's School and Godalming College, while Charterhouse School and King Edwards School are also nearby.

The surrounding countryside offers wonderful opportunities for walking, cycling and outdoor recreation, with the Surrey Hills and picturesque neighbouring villages readily accessible.

PROXIMITY

Godalming Station	1 mile
Farncombe	2 mile
Haslemere	9 miles
A3/M25 Junction	16 miles
Goodwood/Chichester	28 miles
Brighton	42 miles

LOCAL AUTHORITY AND SERVICES

Tenure	Freehold
EPC Rating	A
Council Tax Rating	Band G
Local Authority	Waverley Borough Council
Services	Mains water, drainage and electricity.











Approximate Gross Internal Area 2047 sq ft - 190 sq m
(Excluding Outbuilding)
Ground Floor Area 1015 sq ft – 94 sq m
First Floor Area 1032 sq ft – 96 sq m
Outbuilding Area 376 sq ft – 35 sq m



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