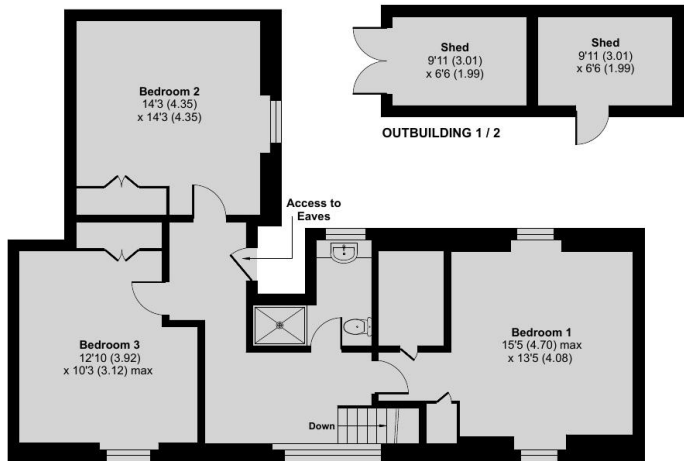
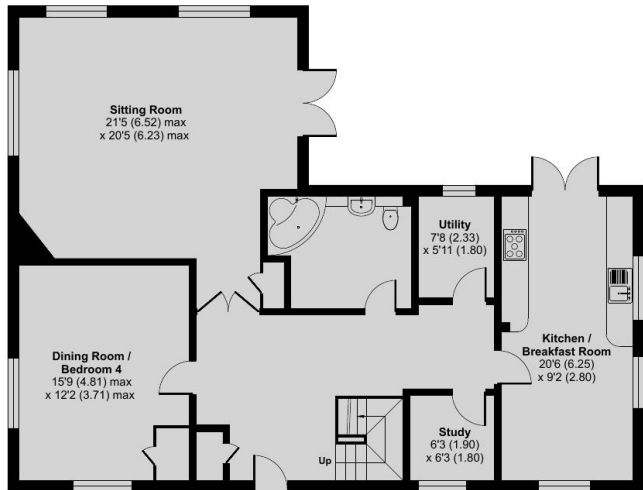


Hookley Lane, Elstead, Godalming, GU8

Approximate Area = 2052 sq ft / 190.6 sq m (excludes outbuildings)
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nêchecom 2025. Produced for Seymours Estate Agents. REF: 1320515



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3/4	2	C	2052	3 miles	Band E	N/A	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.



Templeton, Hookley Lane, Elstead, GU8 6JB

£850,000 Freehold

Spacious and versatile family home in the heart of Elstead. Set back behind a smart hedged frontage, this detached property well-planned living space including a superb double aspect sitting room, stylish kitchen/breakfast room and a large welcoming hallway. The west-facing rear garden provides a private and sunny outdoor retreat, while additional highlights include three generous bedrooms, two bathrooms, a dedicated study, and two timber sheds. Peacefully located on a highly regarded village lane with easy access to local amenities and countryside walks.



Seymours

Your property partner for life



Tucked discreetly on a desirable lane, this substantial detached home offers exceptional family accommodation and a beautifully balanced layout ideal for both entertaining and everyday living.

Step inside and you're greeted by a notably spacious hallway with oak flooring and natural wood finishes that add warmth and character. Light flows through into a truly impressive sitting room where triple aspect windows frame views of the front and rear gardens. It is a wonderfully generous space with a central feature fireplace and recessed ceiling spotlights.

The separate dining room provides a more formal setting and connects easily to the heart of the home — a superb kitchen/breakfast room that's been thoughtfully designed with Shaker-style cabinets, sleek granite countertops, and a striking range-style cooker. A sociable breakfast area sits beneath twin windows, making it ideal for busy family mornings or relaxed weekend brunches. Just off the kitchen, a utility room and cloakroom enhance the practicality of the ground floor, while a separate study offers the perfect work-from-home solution.

Upstairs, three excellent double bedrooms all benefit from dormer windows and a lovely sense of space, with the principal bedroom enjoying a walk-in dressing room where there is space to turn this into your own en suite. A well-appointed family bathroom serves the remaining bedrooms and includes a bath.



Set behind neat hedging and a gravel driveway that provides ample off-road parking, the front of the house has a charming presence with brick and tile elevations and a covered entrance porch. To the rear, a west-facing garden wraps around the back of the house offering privacy and seclusion. A large patio is ideal for summer dining and leads onto a level lawn bordered by mature fencing and evergreen screening.

Two timber sheds provide useful storage space, while the position of the house within the plot offers potential (subject to consents) for further extension or enhancement if desired.



