NEWSTEAD VILLAS

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CHARTERHOUSE ROAD . GODALMING . GU7 2AQ

Located in the exclusive village of Godalming, Newstead Villas offers a rare opportunity to own one of only four luxury homes, set within a neighbourhood of historic Victorian mansions and lush surroundings. Thoughtfully designed, each home balances modern elegance with timeless charm.

The accommodation spans three well-appointed levels. On the ground floor, an expansive open-plan kitchen, dining and living space becomes the heart of the home. This area features premium integrated appliances, a central island, and generous storage, designed to suit both daily living and entertaining. Bi-fold doors open onto a beautifully landscaped rear garden, seamlessly blending indoor and outdoor spaces. A cloakroom is also conveniently positioned on this level.

The first floor hosts two double bedrooms, each complete with its own ensuite shower room featuring high-end finishes, offering comfort and privacy for family or guests. This floor's layout is both practical and refined, maximising space and style.

The second floor accommodates two additional double bedrooms, as well as a tastefully designed family bathroom with elegant fixtures, creating a serene retreat for relaxation.

Externally, Newstead Villas provides both convenience and luxury. Each home offers off-street parking and an electric vehicle charging point. The landscaped rear garden is designed as a tranquil outdoor oasis, ideal for al fresco dining, entertaining, or simply unwinding in a serene setting.

With only four homes available, Newstead Villas provides an exclusive lifestyle that combines modern luxury with classic appeal in a vibrant, well-connected village community.

ACCOMMODATION AND AMENITIES

Terraced . Boutique townhouses . 4 Bedrooms . 3 Bathrooms . Open plan kitchen . Off street parking
1,851 Total sq ft

Ground floor

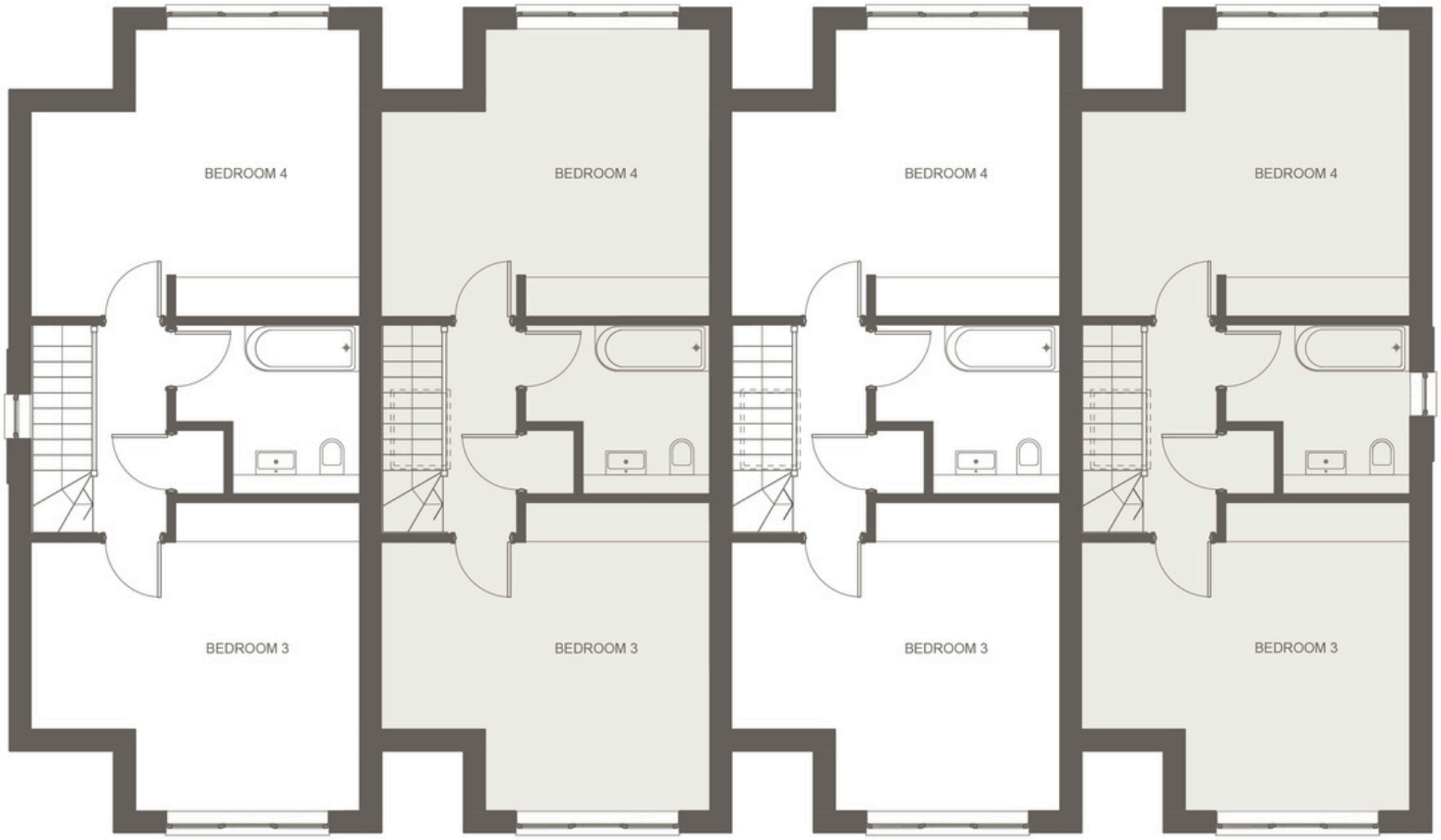
Lounge/Dining/Kitchen 12.855m x 4.978m (42'2" x 16'3")

First floor

Bedroom 1	4.980m x 4.360m	(16'34" x 14'30")
Bedroom 2	3.405m x 3.180m	(11'17" x 10'43")

Second floor

Bedroom 3	4.980m x 4.680m	(16'34" x 15'35")
Bedroom 4	4.980m x 4.360m	(16'34" x 14'30")



House 1 House 2 House 3 House 4

LOCATION

Located in the charming market town of Godalming, Newstead Villas offers a blend of historic charm and contemporary living. This sought-after area is surrounded by lush Surrey countryside, providing residents with beautiful scenic views and ample outdoor activities. Godalming's town centre, just a short walk away, offers a variety of boutique shops, traditional pubs, and cafés, creating a friendly community atmosphere.

The area is renowned for its excellent schools, including the prestigious Charterhouse School, making it an attractive choice for families. Residents benefit from easy access to London via the nearby Godalming and Farncombe train stations, offering regular services to London Waterloo in under 45 minutes. The homes are also conveniently close to major road links, making journeys to Guildford, the A3, and the M25 seamless.

In addition to its natural beauty and strong transport links, Charterhouse Road is near various leisure facilities, including the River Wey and surrounding walking trails, as well as local golf clubs and health centres. This combination of accessibility, quality education, and local amenities makes Newstead Villas an ideal setting for families, professionals, and retirees alike seeking a balanced lifestyle in the heart of Surrey.

LUXURY SPECIFICATION

KITCHEN

- Modern gloss kitchen units with handleless design and soft closing doors and drawers available in a choice of 2 colours (dependant on stage of build).
- Quartz stone worktops.
- Undermount stainless steel 1.5 bowl sink with feature black mixer spray tap.
- A complete range of BOSCH black integrated appliances including full size dishwasher, Electric Oven, Microwave, 5 -ring Induction Hob, American Fridge Freezer with cold water and ice dispenser, Island Extractor Hood and white Washer Drier in the first floor Utility Cupboard.

BATHROOMS

- Contemporary Roca Sanitaryware.
- Hansgrohe (thermostatically controlled) Brassware.
- White Vanity Units with 2-drawers (in specific bathrooms).
- Oversized shower cubicles in ensuites with flush entry and sliding glass shower doors.
- Feature Freestanding Bath in the Main Bathroom.
- Concealed WC Cisterns.
- Quartz stone countertops.
- Italian porcelain wall and floor tiling.
- Large fitted mirrors in all ensuites and bathroom.
- Large chrome towel rails (with electric summer element).

COMFORD & WELLBEING

- Heating and hot water provided by economical Air Source Heat Pump.
- Underfloor heating to the ground floor and modern Stelrad radiators on first and second floors.
- Contemporary white painted solid internal doors with polished chrome fittings.
- Premium quality carpeting to all bedrooms and circulation space (on first and second floors).
- Hard wearing oak flooring to the ground floor.
- Soft white Dulux painted walls (dependant on stage of build).
- Maintenance free thermally efficient PVC-U Windows and Patio Doors.
- Feature Aluminium Bi-Fold Doors on the ground floor out to the garden.
- Ducted ventilation systems to the ensuites, bathroom and kitchen.

LUXURY SPECIFICATION

ELECTRICAL FITTINGS

- Chrome switches and sockets throughout the property.
- LED downlights throughout the property.
- Ring doorbell.
- Bedroom lighting double switched from the bedside.
- Modern external lighting.

TECHNOLOGY & COMMUNICATIONS

- CAT5 wiring throughout allowing home office location options for all rooms.
- Fibre broadband service directly into the properties (check with individual suppliers on available speeds).
- Pre-wired telephone system (subject to BT contract).
- Terrestrial digital TV roof mounted aerial and sockets provided to all bedrooms and living areas.

SECURITY & PEACE OF MIND

- Advantage Home Construction Insurance (10-year insurance backed Structural Warranty).
- 2-year Developer Defect Liability Period (insurance backed by Advantage).
- Fully installed security intruder alarm (NACOSS approved).
- PAS23/24 Enhanced Security External Windows and Doors.
- Mains powered smoke and heat alarms all with rechargeable battery back-up and Carbon Monoxide Detectors.
- Sound testing to ensure reduced sound transfer between properties.
- Constructed and tested to meet strict air tightness criteria to reduce leakage of warm air and conserve valuable energy.

EXTERNAL FEATURES

- Large west facing private rear patios ideal for alfresco dining and relaxing.
- Gated rear garden access.
- Turfed rear gardens.
- Secure bicycle storage.
- 2 car parking spaces provided.
- Electric car charging point (7.2kW).

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