

Staceys Farm Road, Elstead, Godalming, GU8



Approximate Area = 1485 sq ft / 137.9 sq m
Limited Use Area(s) = 37 sq ft / 3.4 sq m
Total = 1522 sq ft / 141.3 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). © nitchecom 2026. Produced for Seymours Estate Agents. REF: 1394739



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
4	2	D	1485	3.8 miles	Band F	NA	NA

Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.
Rental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £3000 PCM.
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.



Hillocky, Staceys Farm Road, Elstead, GU8 6EN

£725,000 Freehold

A substantial four double bedroom detached family home (c.1500 sq.ft) occupying a large plot of 0.15 acres and situated just a stones throw from the village centre and green. Features include three reception areas, two bath/shower rooms and 140ft south east facing rear garden. An early viewing is highly recommended.



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Hillocky is approached via a private driveway, creating a welcoming and convenient arrival. Inside, the accommodation is bright and thoughtfully arranged, with a natural flow that works well for day-to-day living while also lending itself comfortably to entertaining.

The ground floor is centred around an impressive 27ft double-aspect sitting and dining room, which enjoys views across the south-east facing rear garden and provides a warm, flexible space for both relaxing and hosting family and friends. The modern fitted kitchen sits to the rear of the house and is well equipped with ample storage and worktop space, together with direct access to the garden. Subject to the necessary consents and professional advice, there is potential to link the kitchen and dining areas to create a larger open-plan living space if desired. A separate study to the front of the house offers excellent flexibility for home working or a quiet retreat, while a ground floor cloakroom adds further everyday convenience.

On the first floor, the accommodation comprises four well-proportioned double bedrooms, all enjoying good natural light and comfortable space. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.



Outside, the south-east facing rear garden extends to approximately 140ft and is a real highlight of the property. Generous in size and enclosed, it offers excellent potential and is well suited to family life, entertaining, or simply enjoying the sunny aspect throughout the day.

Overall, this is a superb family home offering space, light and a highly desirable village setting, located just 0.10 miles from the village green and centre. An early viewing is highly recommended to fully appreciate the property, its further potential and its excellent location.

