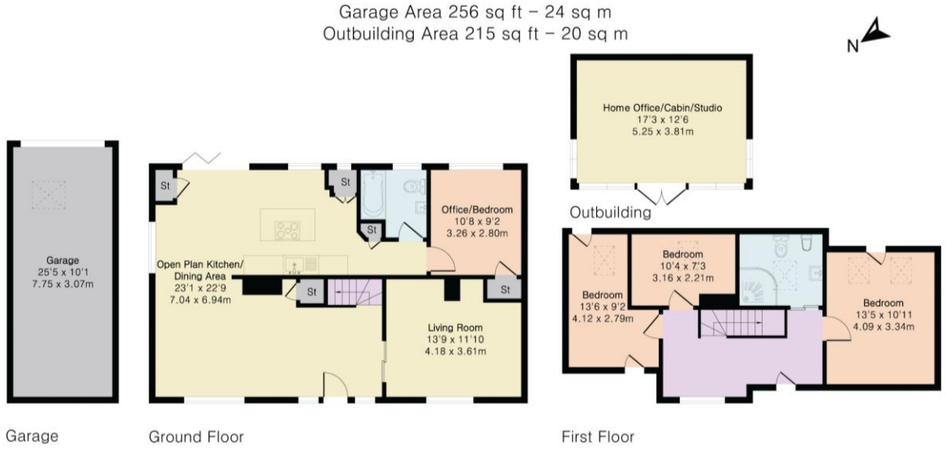
Approximate Gross Internal Area 1399 sq ft - 130 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 859 sq ft – 80 sq m
First Floor Area 540 sq ft – 50 sq m
Garage Area 256 sq ft – 24 sq m
Outbuilding Area 215 sq ft – 20 sq m



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.

Seymours

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
4	2	D	1399	3.5 miles	Band E	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 £2850PCM.

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.

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Seymours



Chesham Bois, Upper Springfield, Elstead, GU8 6EQ

£800,000 Freehold

An individual and beautifully presented detached home, offering characterful and versatile accommodation arranged over two floors. Featuring a superb kitchen/dining room, inviting sitting room, stunning parquet flooring and stylish bath/shower rooms. Complemented by beautifully established south-east facing gardens, a superb outbuilding with power, and generous driveway parking, all in the heart of Elstead village, with its amenities close at hand and the beautiful Surrey Hills countryside on the doorstep.





Seymours

Your property partner for life

Occupying a delightful position within the popular Surrey village of Elstead, Chesham Bois is an individual detached home offering beautifully presented and characterful accommodation arranged over two floors. Combining traditional features with stylish contemporary touches, the property enjoys a distinctive sense of personality throughout, with brickwork and striking colour palettes. The property benefits from updated plumbing and electrics throughout, upgraded windows with energy-efficient glazing, and a fully renewed heating system featuring premium radiators whilst retaining charming original features including wooden parquet floors. With versatile living spaces, a superb kitchen/dining area, stylish bath/shower rooms, established gardens and generous driveway parking, this charming home offers an appealing balance of comfort, character and practicality.

Approached through an attractive front garden framed by mature hedging, a painted picket gate opens onto a pathway leading to the entrance. Inside, a striking painted staircase, attractive timber detailing and beautiful herringbone parquet flooring create a welcoming first impression, whilst an exposed brick chimney breast and decorative floor tiles add further character.

The inviting separate sitting room offers a wonderfully cosy retreat, with rich teal walls and ceiling creating a striking yet welcoming atmosphere, complemented by decorative timber-panelled features.

The kitchen/dining area is undoubtedly a highlight of the home, offering a wonderfully sociable space for everyday living. The kitchen features attractive timber cabinetry, contrasting dark worktops and a central island incorporating a gas hob, complemented by integrated appliances, open shelving and decorative tiled splashbacks. Deep blue painted walls contrast beautifully with the warm timber finishes, whilst the adjoining dining area provides ample space for a family dining table. Large contemporary windows overlook the greenery, with glazed doors opening directly onto the rear terrace and garden.

The ground floor also includes a well-proportioned bedroom overlooking the established planting, together with a family bathroom fitted with a panelled bath with shower over, washbasin and WC, complemented by decorative mosaic tiling and patterned flooring.

Upstairs, the characterful landing leads to a particularly appealing principal bedroom, featuring exposed timber ceiling beams and two large rooflights. A further bedroom enjoys similarly attractive proportions, whilst an additional third bedroom, currently arranged as a home office, provides valuable flexibility. Completing the first-floor accommodation is a stylish contemporary shower room, featuring a curved glazed shower enclosure, timber vanity unit, WC and bidet, complemented by rich green wall tiles and contrasting black fittings.



Outside, the property enjoys beautifully established gardens providing a wonderful sense of privacy and seclusion. The front garden features a lawn, mature shrubs, colourful planting and specimen trees, enclosed by substantial hedging. To the rear, a paved terrace provides an inviting setting for alfresco dining, opening onto an extensive lawn bordered by mature trees and established planting. Adding further charm and character is a beautifully reconstructed vintage potting shed, whilst a substantial timber cabin occupies a secluded, elevated position within the garden. Benefiting from insulation and electricity, this versatile additional space is ideally suited for use as a home office, creative studio or peaceful garden retreat. A further notable feature is the garage, which has been re-roofed with tiles and incorporates attractive oak timber detailing. Planning permission has been granted for its conversion into additional studio or living accommodation, whilst it could alternatively be reinstated for use as a garage, offering excellent flexibility to suit individual requirements. A driveway provides off-road parking for multiple vehicles.

Chesham Bois is conveniently situated for Elstead village centre, with its independent shops, traditional public houses, village green and St James Primary School (0.6 miles). Surrounded by the beautiful Surrey Hills countryside, the area offers excellent opportunities for walking and outdoor pursuits, with Hankley Common and Thursley National Nature Reserve nearby. Godalming and Farnham both approximately 4.5 miles away provide comprehensive shopping and leisure facilities, whilst the mainline station at Milford (3.5 miles) offers direct services to London Waterloo. The nearby A3 provides convenient road links to Guildford, London and the South Coast.









