



The Coach House, Elstead, Godalming, Surrey



A fantastic opportunity with 4 acres on the edge of Hankley Common

Summary of accommodation

Main House

Hall | Sitting room | Dining room | Kitchen | Three bedrooms | Two bathrooms

Attached garage with rooms above

Further garage with log store | Stables | Store

Gardens and grounds

In all about 4.05 acres

Approximate area

House: 1372 sq ft

Outbuildings: 1665 sq ft

Total including garages, excluding log store: 3037 sq ft

Distances

Elstead 1.8 miles, A3 4.1 miles, Farnham (London Waterloo from 53 minutes)

6.9 miles, Godalming (London Waterloo from 47 minutes) 7.6 miles

Haslemere (London Waterloo from 49 minutes) 9.6 miles

Guildford (London Waterloo from 34 minutes) 11.2 miles

M25 (junction 10) 18.9 miles, London Heathrow (T5) 32.6 miles

Central London 41 miles, London Gatwick 43.5 miles

(All distances and times are approximate)





Situation

The Coach House is located on the southern edge of the village of Elstead in the Surrey Hills Area of Outstanding Natural Beauty. This thriving village has a shop, four public houses, independent shops, a church, a veterinary practise, a doctor's surgery and a dental surgery. In addition to the shops within the village, further more extensive shopping facilities can be found in Farnham, Godalming, Haslemere and Guildford.

Additional information

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Schools

- The Royal Grammar School, Guildford
- St Ives, Haslemere
- Charterhouse, Godalming
- Prior's Field, Godalming
- Royal Junior School, Hindhead
- Highfield School, Liphook
- Cranleigh School
- King Edward's, Witley
- Barrow Hills, Witley

Services

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

Directions (GUS 6LL)

From Guildford, head south on the A3 and come off at Milford. Turn right at the roundabout and cross over the A3 and at the next roundabout, take the left turn signed to Elstead. Stay on the B3001 for 2.2 miles into the centre of Elstead. On the green, turn left onto the Thursley Road and continue for 1.1 miles turning right into Woolfords Lane. Stay on this lane for approximately 0.7 miles and the entrance to The Coach House will be found on the right-hand side after The Lodge. Follow the drive all the way to the end.

Approximate Gross Internal Floor Area

127.5 sq m / 1372 sq ft

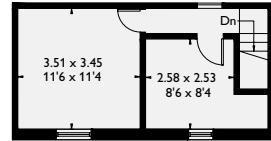
Outbuildings = 154.7 sq m / 1665 sq ft

Total = 282.2 sq m / 3037 sq ft

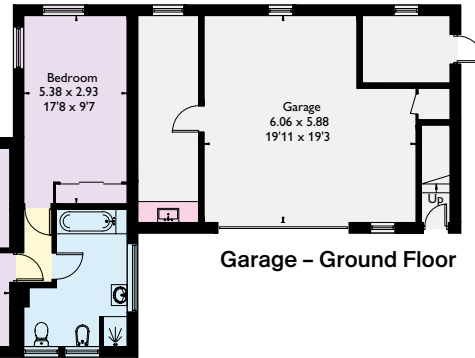
(Including Garages / Excluding Log Store)

Including Limited Use Area (1.4 sq m / 15 sq ft)

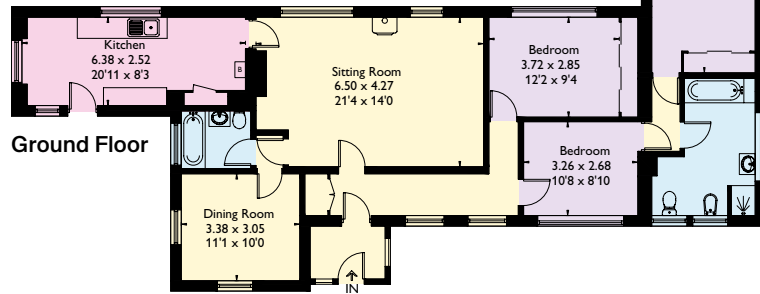
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



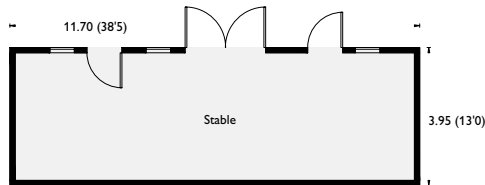
Garage – First Floor



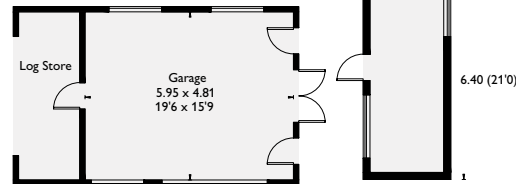
Garage – Ground Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)

Outbuildings

Knight Frank Guildford

2-3 Eastgate Court, High Street

Guildford

GU13DE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

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Viewing

Viewing is strictly by appointment through Knight Frank.

Property information

Tenure: Freehold

Local Authority: Waverley Borough Council: 01483 523333

Council Tax: Band G

EPC Rating: F

Guide Price: £1,250,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2023. Photographs dated Summer 2022.

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