

Station House, Rowan Drive, Godalming, Surrey





A most stylish, **contemporary and environmentally friendly** family house in an enviable setting.

Summary of accommodation

Entrance hall | Cloakroom | Tom Howley kitchen/breakfast room with adjoining family room | Utility room | Integral double garage | Storage
First floor sitting room | Principal bedroom suite | Guest bedroom suite | Three further bedrooms | Family bathroom
Summer house | Garden

Distances

Godalming 2.5 miles (London Waterloo from 43 mins), Milford 2.3 miles (London Waterloo from 57 mins)
Guildford 7 miles (London Waterloo from 36 mins)
Roads: A3 Milford 2.3 miles, M25 (Wisley Junction 10) 17.3 miles
Airports: London Heathrow 30.4 miles, London Gatwick 32.7 miles
(All distances and times are approximate)



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Situation

Situated within Leithfield Park, Station House boasts a semi-rural setting while offering convenient proximity to Godalming, a market town renowned for its historic High Street, diverse shopping, dining options, and superstores.

Milford village also stands nearby, featuring local amenities like a doctors' surgery, chemist, post office, Tesco Express, butcher/fresh fish shop, and Secrett's Farm Shop.

Enhanced by a Hoppa bus service and shortcut pathway to Milford station, the location grants easy access to superb communications. Godalming and Milford stations ensure swift direct rail services to London Waterloo (from approximately 45 and 50 minutes respectively), while the A3 connecting to the M25 and airports is within 2.3 miles.

Quality schools, both public and private, cater to all age groups and denominations. Leisure facilities encompass pools, health clubs, golf courses and South Coast beaches which lie around 30 miles to the south.





The property

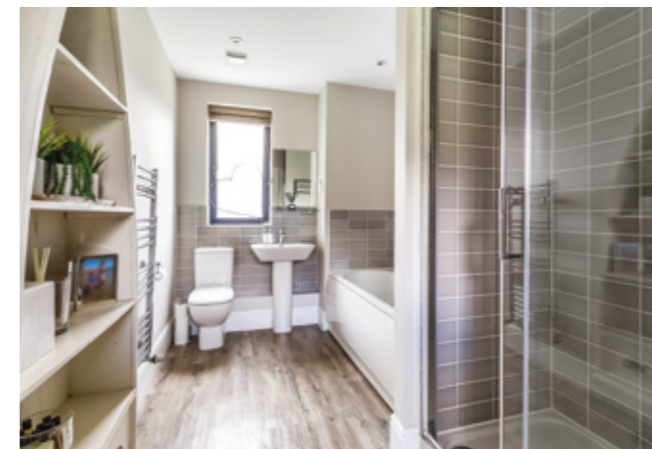
Introducing Rowan Drive, nestled within the 2015-established Leithfield Park development by David Wilson Homes. Distinguishing itself from others, Leithfield Park is an individual, sustainable, and award-winning residential development.

Rowan Drive presents an exclusive array of spacious detached family homes meticulously tailored to contemporary family living needs, with a focus on energy efficiency demonstrated by its B-rated Energy Performance Certificate (EPC).

Occupying one of Leithfield Park's prime locations, this property is characterised by its abundant light and space, showcased by a centrally positioned entrance hallway. The ground floor accommodates an open plan family kitchen/breakfast room designed by Tom Howley with comfortable living space, thoughtfully extended for optimal family gatherings.

The well-appointed kitchen boasts a central island, integrated appliances, and a refrigerated wine rack. Convenience is further elevated by a spacious downstairs cloakroom, utility room, and access to the double garage with newly installed electric doors.

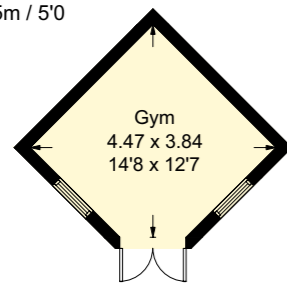
On the first floor, a voluminous reception room boasts a floor-to-ceiling window and a vaulted ceiling, accompanied by two bedrooms – a single and a dual-aspect double with en suite and fitted wardrobes. The top floor introduces two additional bedrooms: a double with fitted wardrobe and Velux windows, and the principal bedroom, featuring an en suite bathroom and a dressing area with double built-in wardrobes.



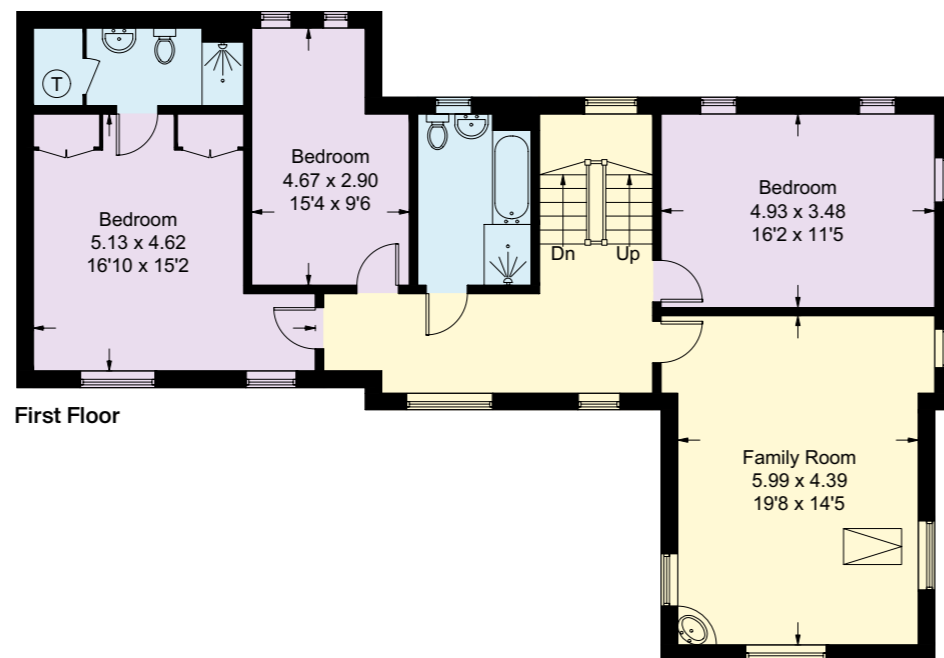
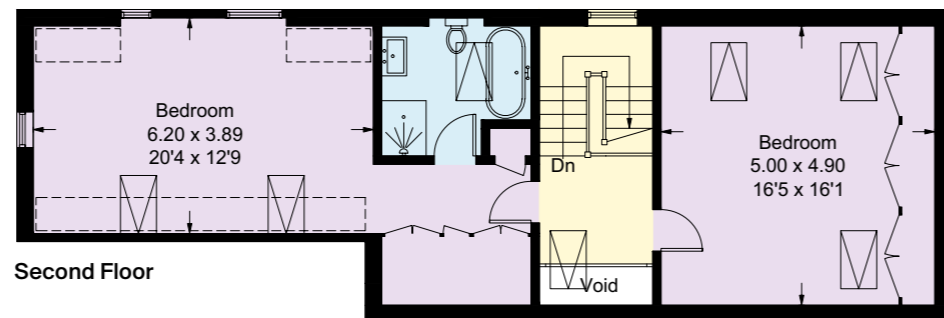
Approximate Gross Internal Floor Area
295.8 sq m / 3184 sq ft (Including Garage)
Gym = 9.5 sq m / 102 sq ft
Total = 305.3 sq m / 3286 sq ft







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.

 = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



-  Reception
-  Bedroom
-  Bathroom
-  Kitchen/Utility
-  Storage
-  Outside

Garden and grounds

The garden spans the property's length, featuring lush lawns, deciduous trees, mature shrubs, an outdoor dining area, and a versatile summer house. The front encompasses a generous block driveway with ample parking space.

Notably, this home excels in energy efficiency, incorporating solar panels, solid concrete floors, excellent insulation, and triple-glazed windows throughout. This eco-conscious design reduces energy costs and environmental impact, aligning with environmentally friendly living principles.

Services

We are advised by our clients that the property has mains water, electricity and drainage.

Viewings

Viewing is strictly by appointment through Knight Frank.

Property information

Postcode: GU7 1UB

What3Words: ///release.desktop.mend

Tenure: Freehold

Local Authority: Waverley Borough Council: 01483 523333

Council Tax: Band G

EPC Rating: B



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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