



HILL CLEMENTS



5 THE PADDOCK

Busbridge, Godalming,
Surrey GU7 1XD

An exceptional family house, recently extended and renovated to an extremely high standard, with over 2,600 square feet of accommodation, conveniently positioned for excellent schooling and transport links

5 BEDROOMS: 3 BATH/SHOWER ROOMS (2 EN SUITES): DRESSING ROOM: RECEPTION HALL: CLOAKROOM: SITTING ROOM: DINING ROOM: KITCHEN/BREAKFAST & FAMILY ROOM: GAMES/PLAY ROOM: GAS CENTRAL HEATING: 0.2 ACRE GARDEN

**Godalming railway station (Waterloo 45 mins)
– 1 mile, A3 (Milford) - 3 miles, Guildford 5.5 miles.**

01483 300 300

www.hillclements.com
6 Quarry Street, Guildford
Surrey GU1 3UR
info@hillclements.com



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THE LOCATION

The Paddock is situated in arguably one of Godalming's most prestigious and sought after residential tree lined roads. Busbridge is situated on the southern side of Godalming and is recognised for its extremely convenient position. The highly regarded Busbridge Infant and Junior schools and St Edmunds are all close by. The location is ideal for the commuter, enabling them to easily access the A3 and A31 to London, the South Coast and M3. There is a link to the A3 at Milford or Compton which provides access to London, the M25 and the south coast. Heathrow and Gatwick airports are roughly equidistant. Other popular schools in the area include the nearby Prior's Field and Charterhouse, Aldro in Shackleford, St Catherine's in Bramley, Barfield in Farnham and Barrow Hills in Witley.

THE PROPERTY

It would be hard to find a more thoughtfully designed family house that is coming to the market for the first time in 19 years. After a significant programme of sympathetic renovation 5 The Paddock is a superbly presented family home where a great deal of thought has gone into the layout. The property is set on a corner plot and enjoys a private southwest facing garden. The 24' x 20' kitchen breakfast family room has under floor heating and acts as the focal point of the home with concertina doors opening out on to the garden. Adjacent to this is the dining room and beyond the hall a sitting room and large family / games room, both of which has direct access to the garden. Upstairs are five bedrooms with a suite on either side. The main bedroom has a large walk in wardrobe with bespoke fitted wardrobes, a trouser press and heated towel cupboard. All the bathrooms have been recently refurbished and under floor heating fitted to the main ensuite and family bathroom. The work and thought that has gone into the home ensures presentation is of the highest standards and makes for an easy transition for any purchaser.



Approximate Gross Internal Area
 Ground Floor = 128.9 sq m / 1387 sq ft
 First Floor = 118.3 sq m / 1273 sq ft
 Total = 247.2 sq m / 2660 sq ft

Store = 2.9 sq m / 31 sq ft



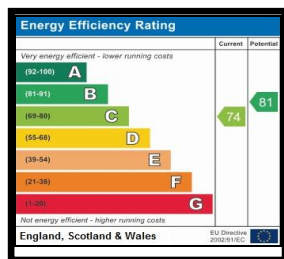
First Floor



Ground Floor

Reduced headroom
 below 1.5 m / 5'0"

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



OUTSIDE

The rear gardens are south west facing and offer a good degree of privacy with a diverse range of mature trees and shrubs along the border. There is a level area of lawn beyond the terrace of the kitchen and at the far end a sunken children's play area which can be easily accessed from the existing games / play room.

DIRECTIONS (GU7 1XD)

Leave Guildford on the Portsmouth Road, (A3100) and continue through Artington and Peasmarsh. Continue straight ahead at two roundabouts, passing Guildford rugby club and into Farncombe. At the next roundabout take the first exit onto Bridge Road and turn left again at the next roundabout continuing straight over the set of traffic lights. Turns left at the next set of lights, onto the Brighton Road, and follow this for approximately half a mile and turn right at the war memorial, into The Drive. The Paddock is the 2nd turning on your right and No 5 can be found a short way down on your left

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