

**house.**

PARTNERSHIP

Moving estate agency on



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## WESTBROOK FARMHOUSE

Westbrook Hill

Elstead

Godalming GU8 6LJ

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In a tucked away setting on the edge of Elstead village, a sympathetically restored and completely renovated farmhouse of charm and quality

- Glazed porch
- Drawing room and dining room
- Sitting room and office
- Kitchen / breakfast room and morning room
- Boot room, utility room and cloakroom
- Master bedroom with en suite dressing room and bathroom
- 4 further bedroom suites
- Garage and gravelled forecourt behind electric gates
- Gardens overlooking farmland
- EPC: E



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properties perfectly presented

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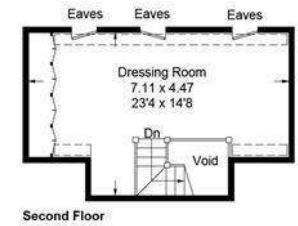
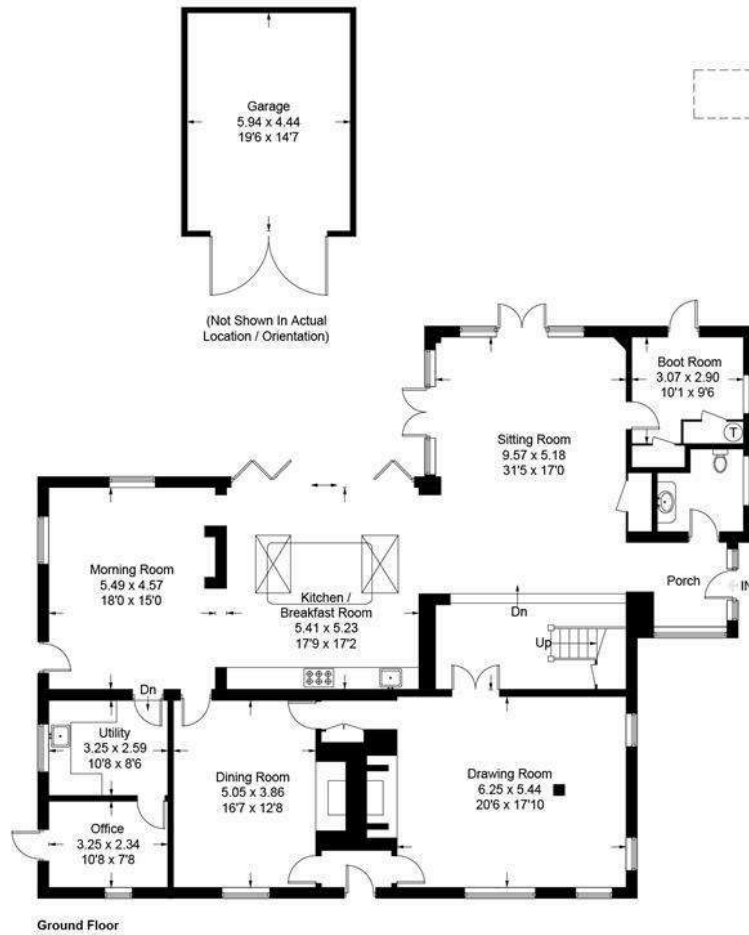
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Approximate Gross Internal Area = 414.4 sq m / 4461 sq ft  
(Excluding Void)  
Garage = 26.5 sq m / 285 sq ft  
Total = 440.9 sq m / 4746 sq ft

 = Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID729116)

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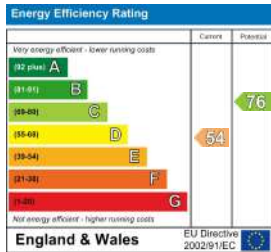
## HOUSE INFORMATION

Approximate total gross internal area: House  
4,461 sq ft / 414.4 sq m (excluding Void);  
Garage 285 sq ft / 26.5 sq m. Total 4,746 sq  
ft / 440.9 sq m.

Services: Mains water, electricity and gas.  
Gas-fired central heating. Private drainage.

Local authority: Waverley Borough Council.  
Tel: 01483 523333.

Viewing: Strictly by appointment. Tel: 01483  
266721.



t. 0800 917 0447

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