

Begley Farm House Boundless Road

Brook Godalming GU8 5LF

Guide Price: £1,350,000 Freehold

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- Amazing Semi-Rural Location
- Spectacular Panoramic Views over Surrounding Countryside
- 2500 sq ft of Spacious & Adaptable Accommodation
- Garage & Outbuilding
- Gardens & Grounds of Approx. 3 Acres
- Sitting Room, Dining Room & Study
- Kitchen/Breakfast Room, Utility Room & Boot Room
- Five Bedrooms & Three Bathrooms
- Easy Reach of A3
- Private Drinking Water (spring fed) & Private Drainage



A five bedroom detached family house set in 3 acres of land occupying a fabulous elevated position with spectacular southerly views over surrounding countryside. Although in a semi rural location the house is within easy reach of the A3 as well as the villages of Brook, Thursley & Milford providing a good range of local amenities including for the commuter Witley main line station (4 miles) serving London Waterloo in under an hour.

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Main Line Station – 4 miles (Waterloo approx. 55 mins)

Brook Village Centre – 2.4 miles - Thursley Village Centre - 2.1 Miles

Godalming – 6.8 miles

Infant School – 4.6 miles - Secondary School – 5.1 miles

Doctors – 5.0 miles Dentist – 5.2 miles

A3 – miles 1.7 miles M25 – 19 miles M3 – 19 miles

Energy Efficiency Rating E

Council Tax Band – F Payable £3639.90 (2025)





Directions: BOX 423 B4 From Godalming join the A3 at Hurtmore in a southerly direction towards Portmouth. After 4.5 Miles take the Thursley exit. At the T junction turn right towards Thursley and then first left, after 200 meters bear left into the Old Portsmourth Road and then first right signposted Boundless Road. Stay on this road for 1.6 miles passing under the A3. From this point continue for another 200 meters and the entrance to Begley Farmhouse will be seen on your left hand side.



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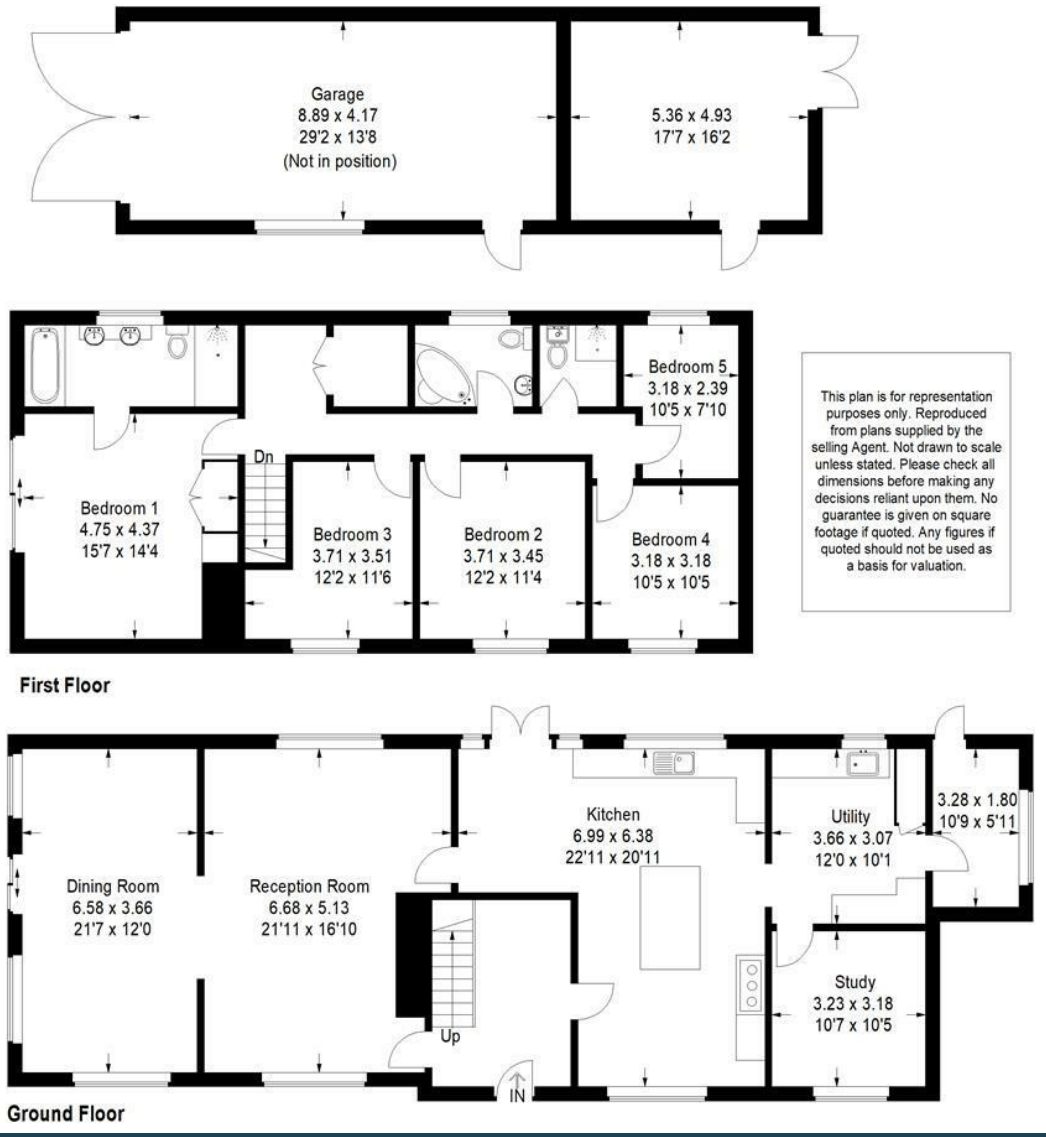
Begley Farm House

Approximate Gross Internal Area = 231.7 sq m / 2495 sq ft
Garage = 37.1 sq m / 400 sq ft
Outbuilding = 26.6 sq m / 287 sq ft
Total = 295.4 sq m / 3182 sq ft

ZOOPLA



This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.

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Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary.

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