



Lynchets Ham Lane

Elstead Surrey GU8 6HG

Guide Price: £775,000 Freehold



- Close To Village Centre
- Entrance Hall & Cloakroom
- Sitting Room & Dining Room
- Kitchen
- Four Bedrooms & Dressing Room
- Bathroom & Shower Room
- Gas Heating & Double Glazing
- Large Driveway & Garage
- Attractive Gardens Plot Approx 1/2 an Acre
- No Onward Chain



An extended four bedroom detached chalet style family home set in a fabulous westerly facing plot of approximately 1/2 an acre. The property provides bright and adaptable accommodation and benefits for gas central heating and double glazing while offering potential for some up dating. The property is set in a much favoured village location within easy reach of the centre with its excellent local shops, public houses, recreational facilities, St James' Primary School, bus route and close to much beautiful open countryside.







Distance to Main Line Station – 3.8 miles

Distance to Elstead Centre – 0.3 miles

Primary School – 0.7 miles Secondary School – 3.3 miles

Distance to A3 – 2.3 miles Distance to M25 – 16.5 miles

Distance to M3 – 11.5 miles

Doctors – 0.1 Miles Dentists – 0.2 miles

Council Tax Band - F Payable - £3,401.38 (2024/25)

Energy Efficiency Rating - E



Directions: BOX 405 - L1 Proceed out of Godalming in a southerly direction towards Milford on the A3100, passing through the village and at the traffic lights turn right following the signs to the A3 and Elstead. At the next roundabout take the second exit, going over the A3 and first left onto the B3001. Continue along this road for approximately 2 miles and on reaching the village, take the turning on your right hand side by the shops into Broomfield. Continue to the end of Broomfield and turn left into Ham Lane. Lynchets will then be found after a short distance on your right where you should see our For Sale board



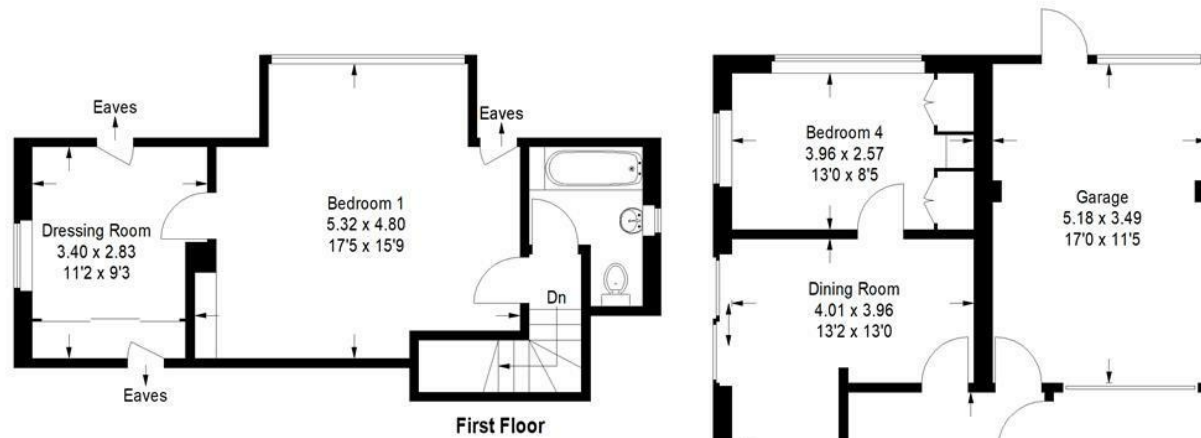


**Emery &
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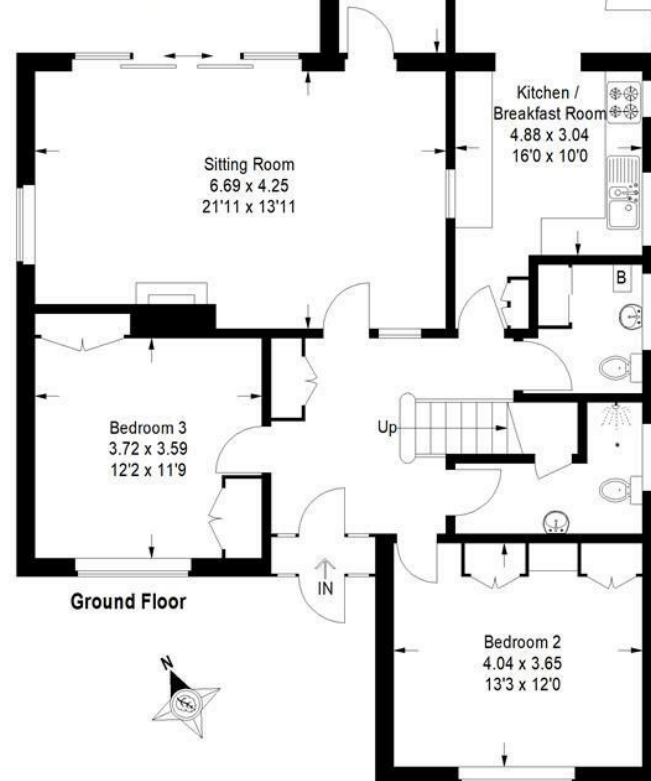
email:office@emery-orchard.co.uk



**Lynchets, Ham Lane,
Elstead**

Approximate Gross Internal Area
Ground Floor = 144.2 sq m / 1552 sq ft
(Including Garage)
First Floor = 39.3 sq m / 423 sq ft
Total = 183.5 sq m / 1975 sq ft

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.



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.