



# 33 Windy Wood

Bargate Wood Godalming GU7 1XX  
Guide Price - £900,000 Freehold



Cul de Sac Location



Generous Plot of Approx. 0.2 Acre



Potential to Extend (STPP)



Sitting Room



Dining room



Study



Kitchen & Breakfast Room



Four Bedrooms & Two Bathrooms



Secluded Garden



Detached Double Garage



A four bedroom detached family house with three reception rooms and detached double garage set in a generous plot and located at the end of a small cul de sac on the popular Bargate Wood development which is conveniently located within easy reach of excellent schools, Godalming Town centre and main line station serving London Waterloo.









Godalming Main Line Station – 1 mile (Waterloo approx. 45 mins)

Godalming – 0.8 miles

Infant School – 1 mile Junior School – 1.1 miles

Secondary School – 2.4 miles Doctors – 2.2 miles Dentist – 0.4 miles

A3 – 2.4 miles M25 – 17.1 miles M3 – 14.9 miles

Council Tax Band - G Payable - £3,694 - EPC = D

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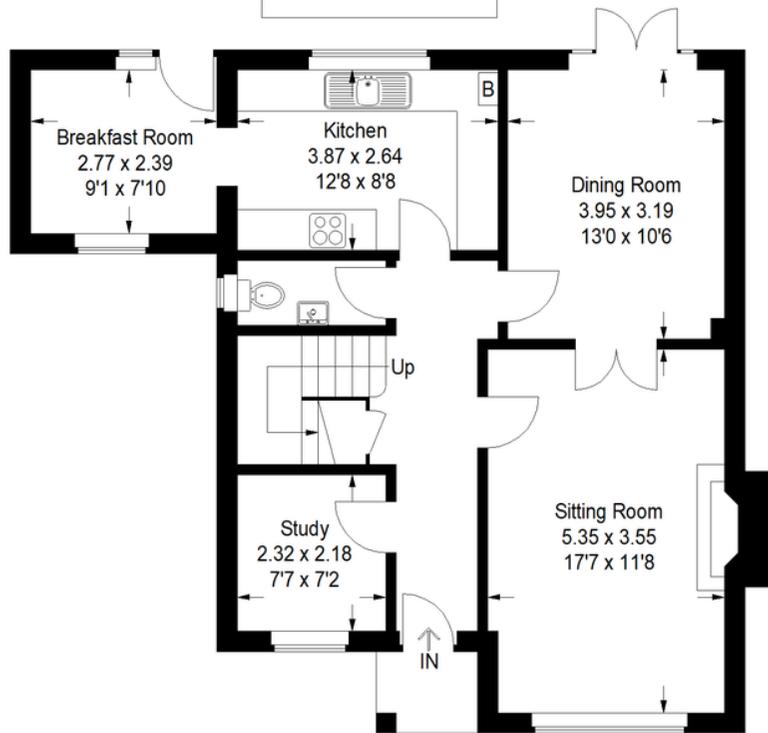
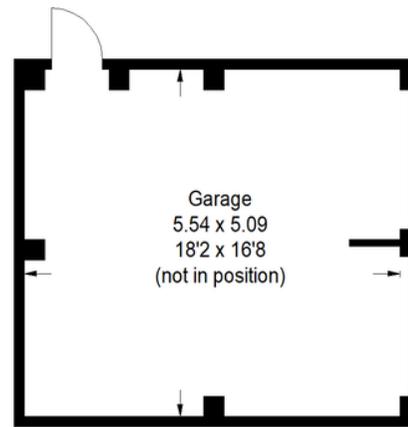
Directions: Leave Godalming in a southerly direction on the A3100 (Ockford Road) and at the mini roundabout by the Inn on the Lake turn left into Shackstead Lane. Continue up Shackstead Lane and at the next mini roundabout turn right into Pullman Lane. Continue along Pullman Lane and Windy Wood will be found as the first turning on your right hand side.

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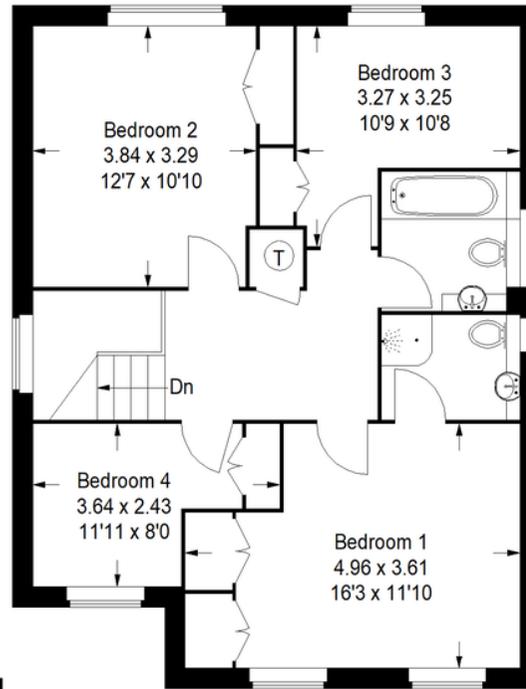
# Windy Wood, Godalming

Approximate Gross Internal Area  
 Ground Floor = 71.7 sq m / 772 sq ft  
 First Floor = 65.3 sq m / 703 sq ft  
 Garage = 28.3 sq m / 305 sq ft  
 Total = 165.3 sq m / 1780 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.



Ground Floor



First Floor



**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 this may vary.



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