

Woodhaven Red House Lane

Elstead GU8 6DS

Guide Price: £535,000 Freehold

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- No Onward Chain
- Potential To Improve & Extend (STPP)
- Entrance Porch & Hallway
- Sitting Room & Conservatory
- Kitchen
- Two Bedrooms
- Bathroom
- Driveway & Large Double Garage
- Home Office
- Patio & Garden



A two bedroom detached bungalow in need of some updating, providing well planned accommodation and offering potential for extension, subject to obtaining any necessary consents. The property also benefits from a large double garage with home office, a double width driveway and easily maintained gardens. The property occupies a great location being within easy reach of the village centre with its excellent local shops, public houses, recreational facilities, St James' Primary School, bus route and close to much beautiful open countryside.

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Main Line Station – 4.5 miles (Waterloo approx. 55 mins)

Village Centre – 0.6 miles Godalming – 5.5 miles

Primary School – 0.2miles

Secondary School – 4.4 miles

Doctors – 0.8 miles Dentist – 0.6 miles

A3 – 3 miles M25 – 17 miles M3 – 11.7 miles

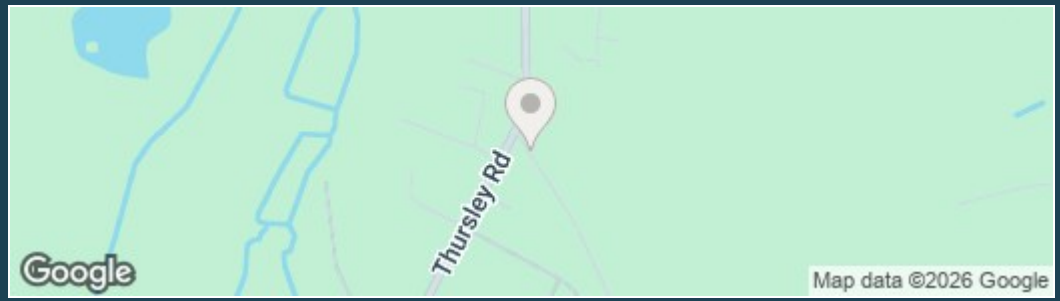
Council Tax Band – D Payable – £ 2471.59p (2025/26)

EPC Rating – E





Directions: BOX 422 W1 Proceed out of Godalming in a southerly direction towards Milford passing through the village and turning right at the traffic lights and following the signs to the A3 and Elstead. At the next roundabout take the second exit going over the A3 and first left on to the B3001 signposted to Elstead. Continue along this road for just over two miles and on entering the village turn left by the village green into the Thursley Road. Continue along the Thursley Road and after approximately 1/4 mile turn left into Red House Lane and Woodhaven will be found approximately halfway along on the right where you should see our for sale board.



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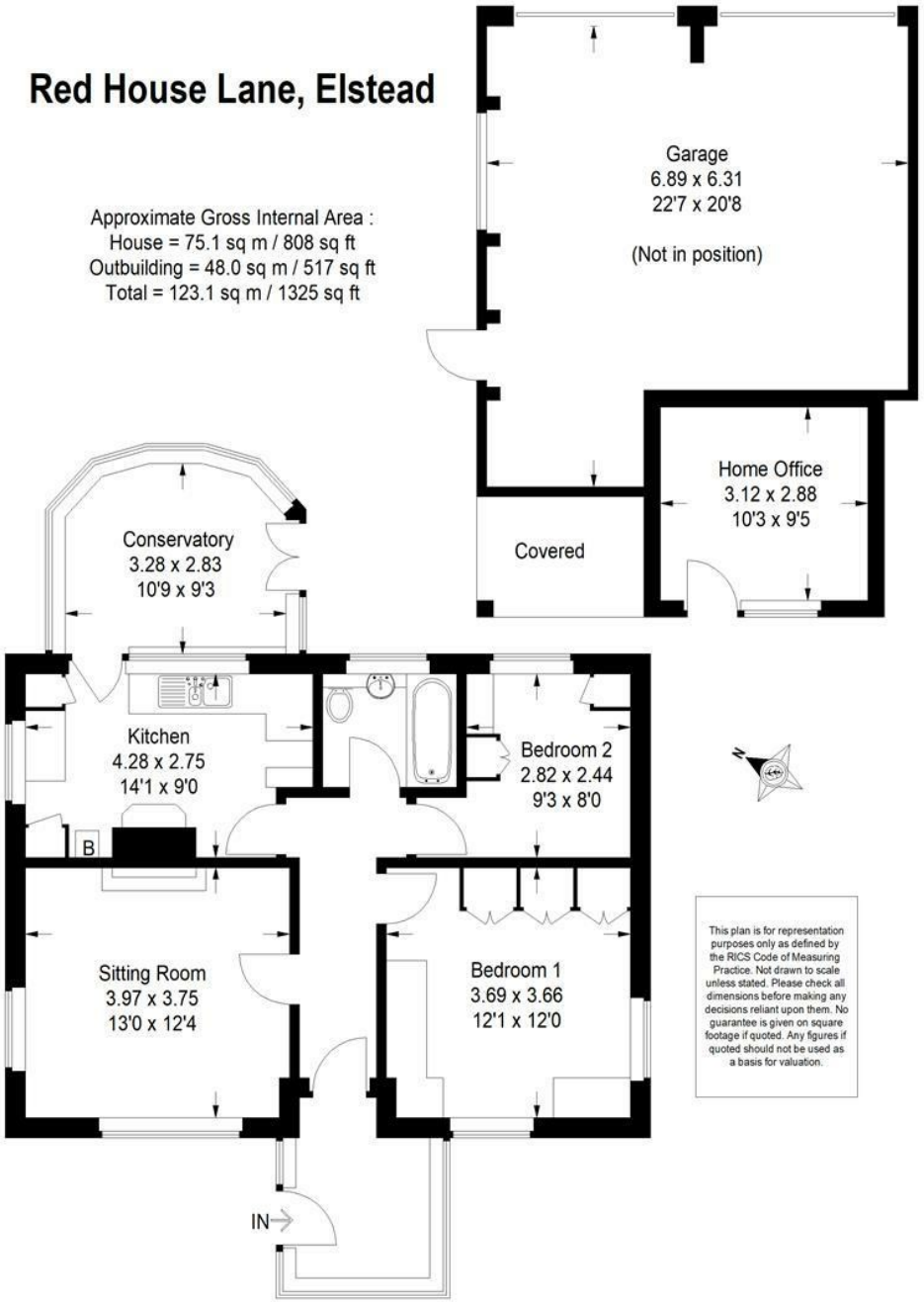
ZOOPLA

Red House Lane, Elstead

Approximate Gross Internal Area :
House = 75.1 sq m / 808 sq ft
Outbuilding = 48.0 sq m / 517 sq ft
Total = 123.1 sq m / 1325 sq ft



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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. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.