



## 3 The Square The Green

Elstead Surrey GU8 6DD

Guide Price: £465,000 Freehold



- Tucked Away Yet Convenient Location
- No Onward Chain
- Entrance Hall
- 19ft Sitting Room
- Kitchen/Dining Room
- Two/Three Bedrooms
- Stylish Shower Room
- Gas Central Heating
- Attractive Front & Rear Gardens
- Barn Style Carport



A delightful Grade II listed two/three bedroom period cottage of immense charm and character providing well planned accommodation that includes an impressive 19ft sitting room, kitchen/dining room, two/three bedrooms and a bathroom, with the second bedroom being accessed from its own staircase. Outside there are attractive gardens set to the front of the property featuring an original well whilst to the rear there is a small partly walled garden that enjoys a westerly aspect. The cottage also benefits from a barn style carport. The property occupies a tucked away yet highly convenient location being only a few minutes from 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.







Main Line Station – 4.0 miles (Waterloo approx. 50 mins)

Village Centre – 150 yards Godalming – 5.0 miles

Primary School 0.4 miles

Secondary School 3.8 miles

A3 – 2.4 miles M25 – 16.8 miles M3 – 11.5 miles

Gatwick – 34.5 miles Heathrow – 32.5 miles

Council Tax Band - E Payable - £3020.82p (2025/26)

Energy Efficiency Rating = E



Directions: Proceed out of Godalming in a southerly direction towards Milford, then on reaching the village take the second exit at the mini roundabout continuing on into Portsmouth Road. Continue through the village and at the traffic lights turn right and continue to the next roundabout taking the second exit again this time over the A3. Take the first exit at the next roundabout signposted Elstead (B3100). Continue on towards Elstead and after approximately 2 miles turn left at the village green into Thursley Road. Continue for a short distance passing the green on your right and Number 3 The Square will be found on your right hand side just off Hope Street.



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.

## 3 The Square Elstead

ZOOPLA

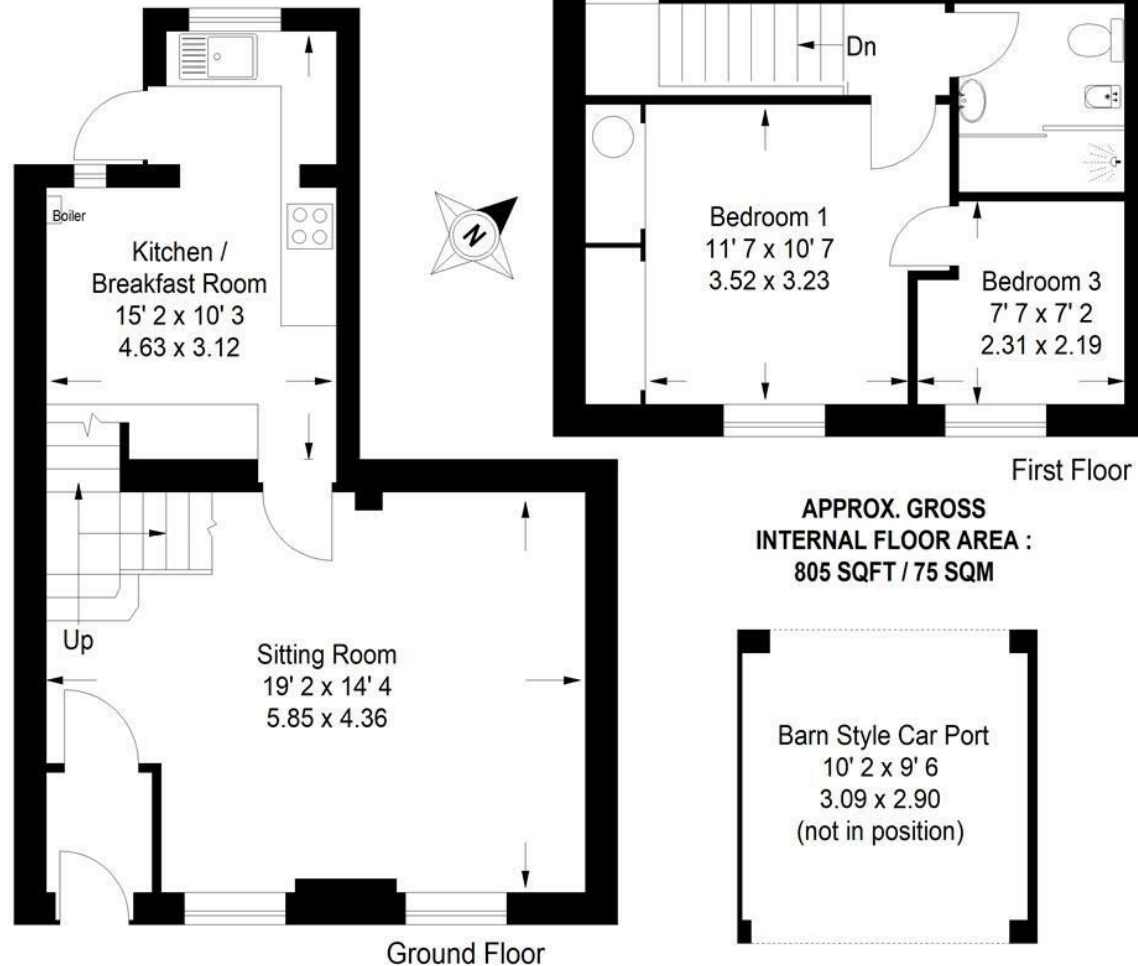


**Emery & Orchard**  
ESTATE AGENTS

01483 419 300

20 High Street  
Godalming  
Surrey  
GU7 1EB

email:office@emery-orchard.co.uk



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.