

# 3 HORNBEAM WAY







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GODALMING, SURREY, GU7 2FN

Immaculately presented detached family home offering four bedrooms, dual-aspect principal suite, elegant open-plan kitchen and dining space, generous reception rooms, and a large garden with patio, all set within a peaceful corner plot with picturesque countryside views

- Stunning detached family home with double-fronted design
  - Large corner plot with peaceful countryside views
  - Two spacious reception rooms with bright, airy feel
- Exceptional open-plan kitchen/dining with French doors to patio
  - Sleek handleless kitchen with integrated Bosch appliances
- Four bedrooms, including dual-aspect principal with en-suite
  - Stylish family bathroom and handy under-stairs storage
  - Wide patio and established lawn, perfect for entertaining
- Driveway for three cars, attached garage & EV charging point

Godalming Station 0.9 miles (London Waterloo from 41 mins), Guildford Station 5.8 miles (London Waterloo from 32 mins), Heathrow Airport 32.6 miles, Central London 38.5 miles (all distances are approximate.)

# THE PROPERTY

Beautifully designed for modern family life, this impressive double-fronted detached home offers a wonderful blend of style, comfort and space. Set against a backdrop of open fields and countryside views, the property enjoys a peaceful setting while remaining perfectly practical for everyday living.

The home has been finished to an exceptional standard throughout, with a calm and cohesive colour palette of soft greys, crisp whites and warm neutral tones creating a light, elegant interior. Large windows invite natural light into every room, enhancing the sense of openness, while the surrounding development benefits from a shared children's play area that adds to the family-friendly appeal. Occupying a prominent corner plot, the striking red-brick exterior immediately stands out. Framed windows and a modern vertical slatted feature at the covered entrance create a stylish first impression and hint at the contemporary design found inside.

Stepping through the front door, a welcoming central hallway provides access to two generous reception rooms, offering plenty of space for both relaxation and entertaining. The spacious sitting room is particularly inviting, with dual-aspect windows overlooking the garden and French doors that open directly onto the patio, seamlessly linking indoor and outdoor living. Across the hallway, the heart of the home is an outstanding open-plan kitchen and dining space. This beautifully proportioned room is designed with everyday living and entertaining in mind, easily accommodating everything from casual family meals to larger gatherings. Triple-aspect windows frame lovely views across the surrounding greenery, while high-quality Amtico LVT flooring in subtle Scandinavian-inspired tones runs throughout. The kitchen itself combines sleek design with excellent functionality. Contemporary handleless grey cabinetry is paired with elegant white stone worktops, creating a clean and sophisticated look. Integrated Bosch appliances include a double oven at eye level, electric hob, dishwasher, washer/dryer and fridge-freezer, while the generous layout ensures plenty of storage and preparation space. The central dining area acts as a natural focal point, and additional French doors open directly onto the garden terrace,



making outdoor dining effortless during the warmer months. Practical touches continue on the ground floor, where a stylish cloakroom provides convenience for guests, and a large storage cupboard beneath the staircase helps keep everyday essentials neatly tucked away.

Upstairs, a bright landing is illuminated by two large picture windows. Soft carpeting extends into each of the four bedrooms, creating a warm and comfortable feel throughout the first floor.

The principal bedroom enjoys a dual aspect and lovely open views, creating a calm and restful retreat. Built-in wardrobes provide ample storage, while the contemporary en-suite shower room is finished with elegant marble-effect tiling. Three further bedrooms offer excellent flexibility for family life. Two generous doubles are ideal for teenagers or visiting guests, while the fourth bedroom, currently arranged as a spacious single, could easily serve as a nursery or home office. These rooms share a beautifully finished family bathroom, featuring stylish grey stone tiling, a modern floating vanity unit and a full-size bath with overhead shower. A recessed linen cupboard on the landing adds further practical storage.

The rear garden is designed to complement the home's sociable layout. French doors from both the sitting room and kitchen/dining room open onto a wide patio, creating the perfect space for outdoor entertaining, summer barbecues or simply enjoying a quiet coffee in the morning sun. Beyond the terrace, an established lawn offers plenty of room for children to play, with potential to further enhance the garden with planting, borders or a pergola seating area. To the side of the property, a secure timber gate provides direct access to the driveway, allowing guests to easily join outdoor gatherings. The wide driveway and attached garage together offer private off-road parking for up to three vehicles, and an electric vehicle charging point is already installed.





## THE LOCATION

Hornbeam Way occupies a wonderful position close to Godalming town centre. This charming market town provides a good range of amenities, including supermarkets, banks, bars and restaurants, in addition to a main line station offering a fast and frequent service to London Waterloo, with journey times from about 41 minutes. A more extensive range of shopping, leisure and cultural amenities is available in Guildford. There is a wide choice of both state and private schools in the area, including St Edmund's, Busbridge School and Godalming College which are all in close proximity. Road communications are excellent, with easy access to the A3 for London and the south, as well as the M25 for the airports and national motorway network. Close by is the Holloway Hill recreation ground which is a fantastic multi use facility with playing fields, Pavilion, play park and car park. This is a great community asset and serves many people and clubs, whether it is for formal sporting activity, boot camps or more informal use as an open space. Further recreational opportunities in the area include well-equipped sports centres at both Godalming and Guildford and country sports at several local venues. In addition, the surrounding countryside offers excellent opportunities for walking, cycling and riding. For commuters, Godalming's mainline station is conveniently located just 0.9 miles away and can be reached via a pleasant walk through the development and along New Way



## INFORMATION

Mains water, electricity and gas fired central heating.

### FIXTURES & FITTINGS

Fixtures and fittings are available by negotiation.

TENURE Freehold

### LOCAL AUTHORITY

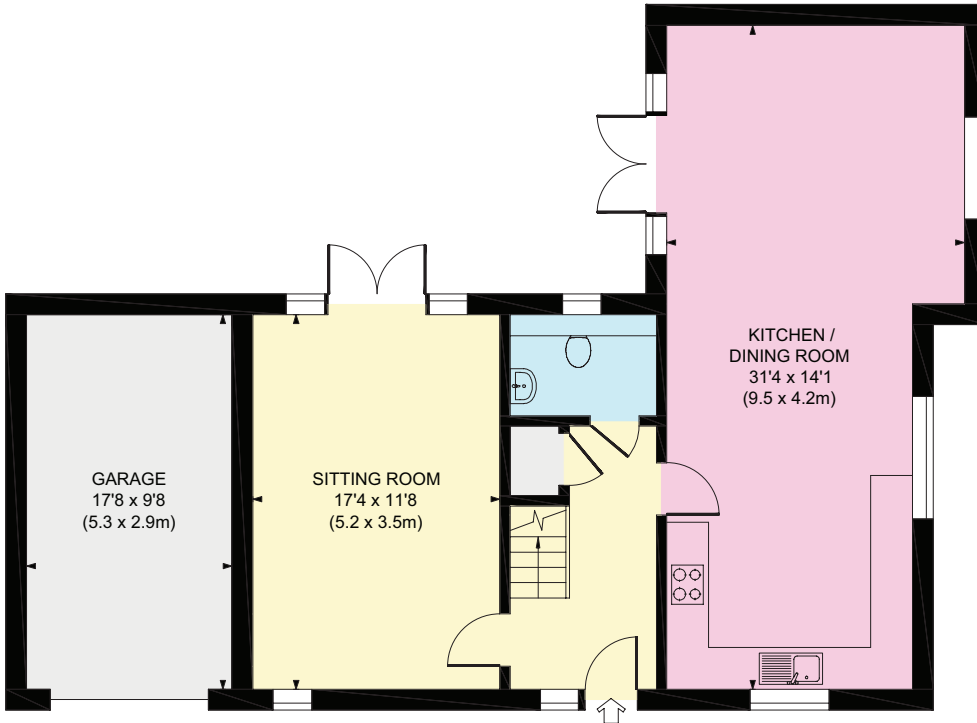
Waverley Borough Council Tel: 01483 523333

### DIRECTIONS

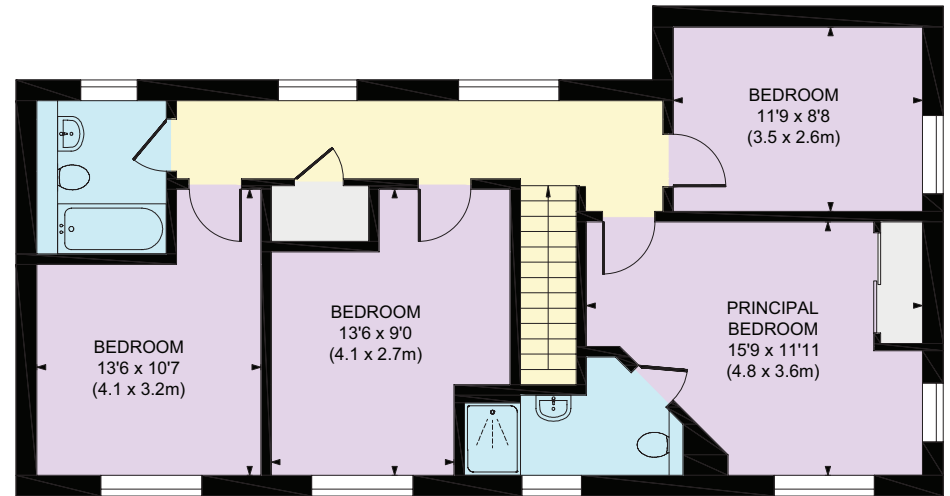
What3Words:prospered.daydreams.jazz

Approximate Gross Internal Area  
 Ground Floor 749 sq. ft / 69.58 sq. m  
 First Floor 786 sq. ft / 73.02 sq. m  
 Garage 173 sq. ft / 16.00 sq. m  
 Total 1,708 sq. ft / 158.60 sq. m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

