

12 Twycross Road, Godalming, Surrey. GU7 2HH.





Summary

Situated in the favoured Charterhouse area sits this quite unique property on a generous plot which lends itself to a possible development opportunity. Offering versatile accommodation over three floors this home really does need to be viewed to appreciate the high ceilings, room proportions and potential including scope to extend (STP). The first floor offers a kitchen, dining room, study/bedroom, bathroom and a fabulous lounge with doors opening onto a balcony offering fantastic views. The ground floor boasts four double bedrooms one with a large en suite, dressing room, additional bathroom, large utility room and cellar whilst the second floor offers an additional double bedroom with en suite and generous storage room. The front driveway offers parking for several cars, side access to rear garden and access to the garage. The rear garden is almost in two parts .Nearest the house is an array of shrub borders, trees and plants which really does deliver a high degree of privacy and the bottom of the garden could potentially offer the opportunity for another dwelling or an amazing outbuilding (STP). Local amenities and Godalming Town centre are nearby which includes a Waitrose and Sainsburys. Farncombe station, in our opinion, is a walkable distance as are bus routes. NO ONWARD CHAIN.

Descriptions

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Features

- Must Be Seen
- No Onward Chain
- Three Bathrooms
- Garage and Driveway
- Cellar
- Balcony
- Scope To Extend (STP)
- Six Bedrooms
- Gas Central Heating
- Development Opportunity
- Fantastic Lounge
- Viewings Recommended

Ground Floor

Bedroom

Rear aspect doors leading to garden, fitted wardrobes, radiator, door to:

En Suite

Side aspect window, panel enclosed bath, bidet, low level w.c, wash hand basin, shower unit.

Bedroom

Rear aspect doors leading to garden, fitted wardrobes,, radiator

Bedroom

Rear aspect doors leading to garden, fitted wardrobes, radiator

Bedroom

Side aspect window, radiator



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Utility Room

Fitted cupboards, range of units, space for appliances.

Bathroom

Side aspect window, panel enclosed bath, low level w.c, wash hand basin

Dressing Room

Side aspect window, wash hand basin, wardrobe,

Cellar

Storage

First Floor

Entrance Hall

Stairs to first floor, fitted wardrobes, doors to:

Kitchen

Front aspect window, range of eye and base level units, space for appliances, through to:

Dining Room

Front aspect window, radiator, down to:

Living Room

Rear aspect double glazed doors leading to balcony, radiator

Bedroom/Study

Rear aspect window, radiator

Cloakroom

Side aspect window, low level w.c, wash hand basin

Second Floor

Landing

Doors to:

Bedroom

Velux style windows, fitted wardrobes.

Bathroom

Velux style window, shower unit, low level w.c, wash hand basin.

Outside

Garage

Generous size with high ceiling, power and light

Front Garden

Paves allowing for off road parking, side access via both side of property.

Rear Garden

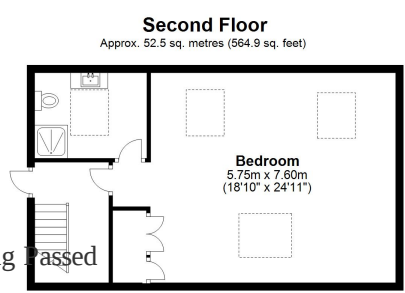
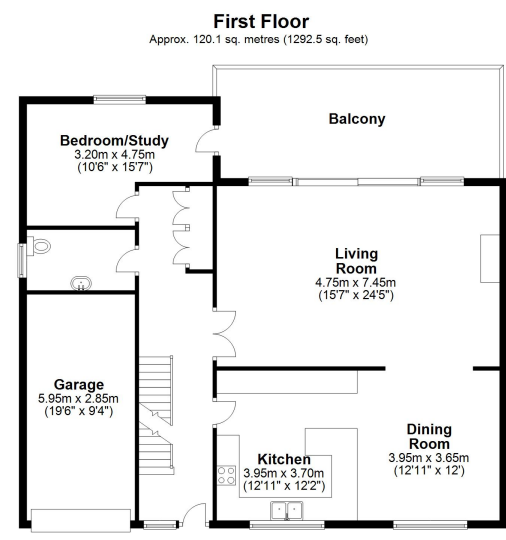
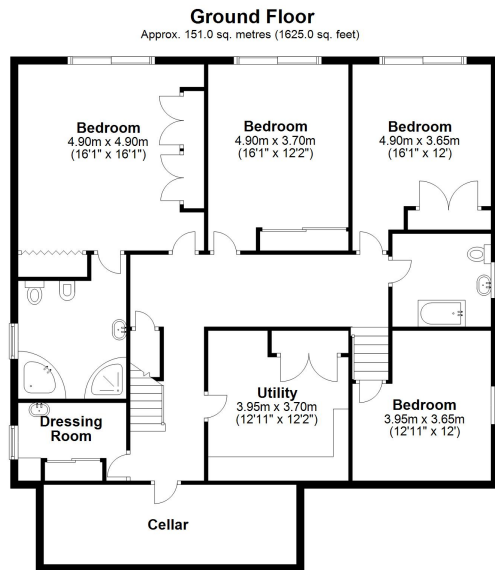
An amazing feature of this property offering , in our opinion. a high degree of privacy. From the patio there are steps leading down to an area which is mainly laid to lawn and also from the patio steps leading up to the front of











Proposed Images Of Planning Passed

Total area: approx. 323.5 sq. metres (3482.4 sq. feet)



All pictures and measurements are for illustration and approximated only and should not be taken as factually correct.