



Laureldene, Back Lane, Elstead, Godalming, Surrey, GU8 6HB



# Laureldene

BACK LANE, ELSTEAD, GODALMING, SURREY, GU8 6HB

Nestled in the sought-after village of Elstead, this beautifully designed four-bedroom detached home offers spacious and versatile living, perfect for modern family life.

Upon entering, a welcoming hallway leads to the primary reception rooms. To the front of the property, a dedicated study provides the ideal space for home working. The generously sized living room features a log burner, bespoke cabinetry, a stunning roof lantern, and French doors that flood the space with natural light. Flowing seamlessly into the impressive kitchen/diner, this open-plan area is perfect for entertaining and family gatherings.

The contemporary kitchen boasts ample space to dine, with two further sets of French doors leading to the garden, and a large central island with an induction hob and extractor. Beautifully finished with shaker-style units in a modern grey tone, brushed brass handles, and elegant granite worktops, the kitchen is equipped with high-spec Siemens appliances, including two eye-level ovens, a plate warmer, an integrated dishwasher, and a fridge/freezer. A separate utility room, benefiting from side access, provides additional practicality. A modern three-piece shower room completes the ground floor.

Upstairs, four well-proportioned double bedrooms offer excellent accommodation. The master bedroom enjoys the luxury of an en-suite shower room, while a spacious four-piece family bathroom serves the remaining bedrooms.

The rear garden features a large patio ideal for alfresco dining and a well-maintained lawn. A low-maintenance border lines the southern and eastern boundaries, and the garden benefits from side access as well as separate access onto Springfield. To the front, a pea shingle driveway provides ample off-street parking.

- Modern family home
- Study
- High specification kitchen and bathrooms
- Large garden extending to approximately 60 feet
- 4 double bedrooms
- Open plan living
- Off-Street Parking
- Village location

## CG GUILDFORD

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**Local Authority:** Waverley Borough Council \ Tax Band G

**Services:** The property has mains electricity, water, gas and drainage.

















## SITUATION

Elstead is a picturesque village in Surrey, England, located within the Surrey Hills Area of Outstanding Natural Beauty. It lies approximately 8 miles (13 km) southwest of Guildford, 6 miles (10 km) east of Farnham, and 5 miles (8 km) west of Godalming, making it well-connected while retaining its rural charm.

The village is rich in history, featuring the 12th-century St. James' Church and well-regarded pubs such as The Mill at Elstead, a former watermill by the River Wey. The surrounding commons, including Royal Common and Thursley Common, provide excellent opportunities for walking and recreation.

With a strong community spirit, local shops, a village green, and various events throughout the year, Elstead offers a blend of countryside tranquillity and accessibility to larger towns, making it an ideal and desirable location to live





## DIRECTIONS

Approaching from Milford Junction on the A3, follow Elstead Road for approximately 2.5 miles. Turn left onto Springfield, before turning right onto Back Lane.

Approaching from Farnham, take Waverley Lane past Farnham station for approximately 4.6 miles. Turn right onto Springfield, before turning right onto Back Lane.

**Laureldene is a quality detached home. Houses of this size and quality rarely come to the market - an early viewing is highly recommended.**

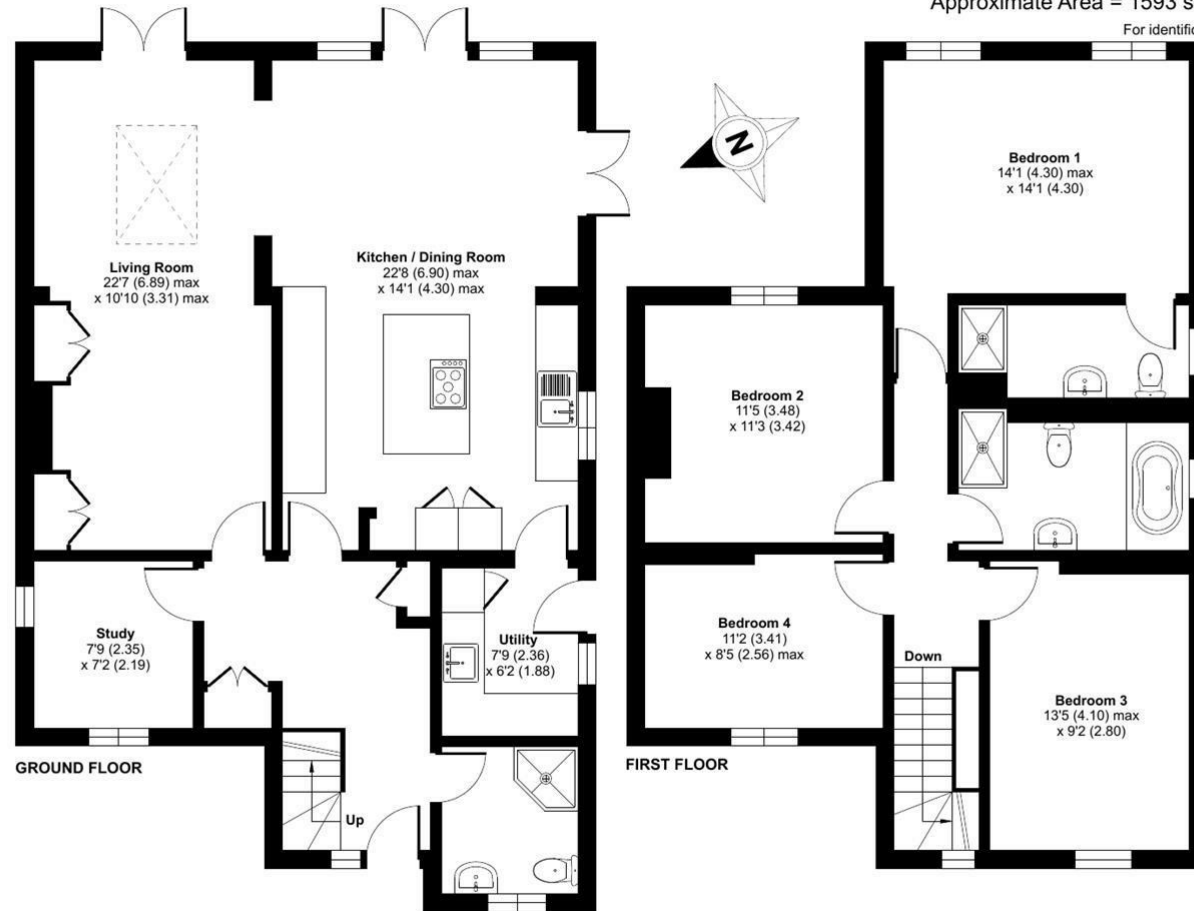
| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 83                      |
| (69-80) C                                   | 73      |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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Approximate Area = 1593 sq ft / 147.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Clarke Gammon. REF: 1258364

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

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