



# Midsummers

Mark Way, Godalming, Surrey



BNP PARIBAS GROUP

## An imposing family residence with seven bedrooms and beautifully appointed accommodation, in a coveted area

A substantial family home with highly attractive décor and spacious, airy accommodation, set in a peaceful and highly regarded residential area. The property sits on a leafy avenue in a desirable location, a mile from Godalming town centre and within easy reach of both local transport connections and the beautiful surrounding countryside.



**5 RECEPTION ROOMS**



**7 BEDROOMS**



**3 BATHROOMS CLOAKROOM**



**GARAGING**



**GARDEN**



**FREEHOLD**



**TOWN**



**4,105 SQ FT**



**GUIDE PRICE  
£2,250,000**

### The property

Midsummers is an impressive seven-bedroom residence offering a wealth of beautifully presented living and entertaining space, arranged over three floors. The property features handsome elevations and sunny, private gardens, while inside the accommodation has elegant styling, combining an understated neutral colour palette with high-quality fittings and an abundance of natural light throughout.

The ground floor has four exceptional reception rooms, providing flexible living space for relaxing as a family or entertaining guests. The heart of the home is the magnificent sitting room, which extends to 28ft across the back of the house, welcoming plenty of sunlight through its tall southwest-facing windows, and creating a further sense of space and light owing to its double-height ceiling. The room features tiled flooring and a fireplace with a log burner, and features a galleried landing above. Also on the ground floor there is a useful home office, a comfortable family room and a splendid garden room with panoramic windows, a glass roof and dual French doors opening

to the garden. Additionally, the 32ft open-plan kitchen and dining room offers further social, everyday living space with its contemporary fitted units, central island with a breakfast bar and integrated appliances, as well as space for a family dining table.

Upstairs, the galleried first floor landing leads to three double bedrooms including the luxury principal bedroom with its built-in storage dressing room and en suite bathroom. There is also a shower room and a single bedroom, which is ideal for use as a study, dressing room or nursery. A further three double bedrooms can be found on the second floor, along with a family bathroom and a cinema room.









## Outside

The property sits on a leafy avenue, with dual five-bar gates at the entrance opening to the gravel driveway, which is bordered by hedgerows and provides plenty of parking space, as well as access to the detached garaging block, which has two garages, one of which is currently used as a home gym. The delightful rear garden is southwest-facing and features level lawns, well-stocked border beds with a variety of shrubs, hedgerows and mature trees, as well as a patio seating area ideal for al fresco dining. There is also a shaded area of decking towards the end of the garden, built around an imposing oak tree and providing a relaxing spot in which to sit and enjoy the peaceful surroundings.

## Location

Midsummers is located in the sought-after residential area of Farncombe, on the edge of the popular town of Godalming. Farncombe has various amenities, while the historic market town of Godalming provides all the required day-to-day amenities, plus an excellent choice of shopping, with a blend of well-known brands and independent boutiques. Just five miles away,

Guildford has a bustling town centre, with a wide range of shops and leisure amenities. Local transport connections include easy access to the A3, while Godalming's mainline station provides regular services to London Waterloo (50 minutes). Excellent golfing is available nearby, with courses at Puttenham, Milford and Bramley. Additional nearby sporting facilities include Charterhouse Club (a sports leisure facility within the renowned Charterhouse School) and Godalming Leisure Centre. Godalming is also well-placed to take advantage of the stunning Surrey Hills, an Area of Outstanding Natural Beauty renowned for walking, cycling, running and riding



## Distances

- Godalming town centre 1.5 miles
- Guildford 4.9 miles
- Farnham 9.2 miles
- Haslemere 11 miles
- Farnborough 11 miles

## Nearby Stations

- Godalming
- Farncombe

## Key Locations


- Devil's Punch Bowl & Hindhead Common
- Blackdown Hill
- Winkworth Arboretum
- Cowdray Ruins
- Petworth House and Park
- South Downs National Park
- West Dean Gardens

## Nearby Schools

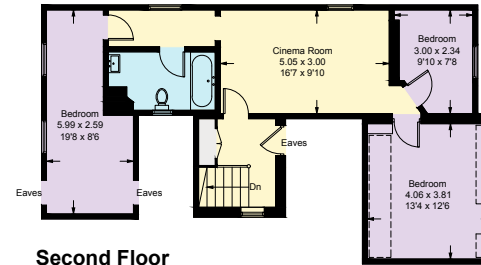
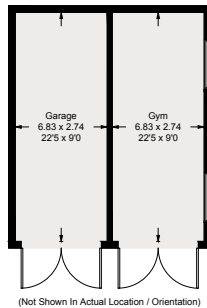
- Charterhouse School
- St Hilary's School
- Prior's Field School
- Barrow Hills School
- Aldro School
- St Edmund's School



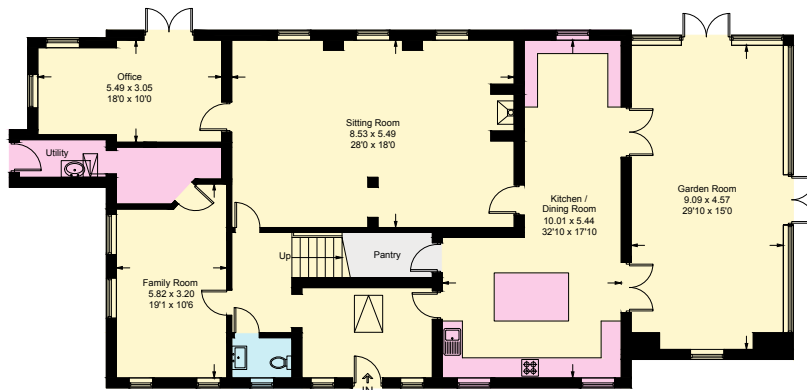


 = Reduced headroom below 1.5m / 5'0"

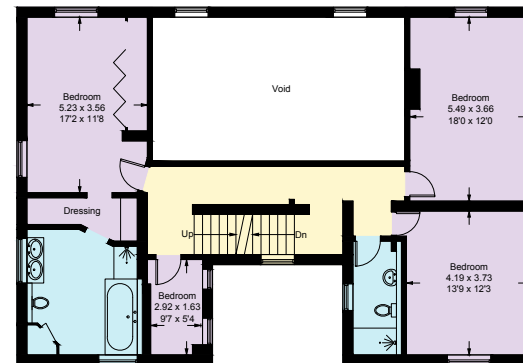
Approximate Gross Internal Area = 381.4 sq m / 4105 sq ft  
Garage / Gym = 38.7 sq m / 416 sq ft  
Total = 420.1 sq m / 4521 sq ft  
(Excluding Void)



Second Floor



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 decisions reliant upon them. (ID1235492)

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## Floorplans

Approximate gross internal area 4,105 sq ft (381.4 sq m)

Garage/gym 416 sq ft (38.7 sq m)

Total 4,521 sq ft (420.1 sq m)

(Excluding Void)

For identification purposes only.

## Directions

GU7 2BD

what3words: ///award.coins.tolls

## General

Local Authority: Waverley Borough Council: 01483 523333

Services: All mains services

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

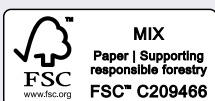
EPC Rating: D

## Guildford

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