



Laybrook Cottage Milford Road, Elstead - GU8 6HZ

Guide Price £1,350,000 - Freehold



Substantial family home on mature secluded plot offering five bedrooms, four bathrooms, a one bedroom self-contained annexe as well as a double garage and ample parking within walk of village centre.

- Substantial Six Bedroom Five Bathroom Family House Including A One bedroom Self-Contained Annexe
- Mature Secluded Plot Of Just Over Half An Acre
- 23ft Neptune Fitted Kitchen/Breakfast Room, Plus Utility/Boot Room & Downstairs Cloakroom/Shower Room
- Living Room, Separate Dining Room and First Floor Study
- Self Contained One Bedroom Annexe Comprising Kitchen, Living Room, Conservatory, Bedroom & Shower Room
- Double Aspect Principal Bedroom Featuring En-Suite, Dressing Area & Balcony
- Detached Double Garage With Store Rooms
- Large Gravel "In and Out" Driveway Providing Plenty Of Parking
- Short Walk Of Elstead Village Centre
- Great Commuter Location, Easy Access To A3 London/South Coast, London Waterloo Via Godalming & Milford Stations

A spacious triple aspect entrance hall provides access to a 23ft fitted kitchen/breakfast room which features a Neptune solid wood kitchen in a shaker style with Silestone quartz worktops, integrated appliances and an Aga. Leading from the hall is the double aspect living room with wood burning stove and doors which open onto the garden, adjoining this room is a separate dining room which in turn links up to an inner hallway providing access to a utility room/boot room with door to the outside and a useful downstairs cloakroom/shower room.

A real feature of Laybrook Cottage is the self contained annexe which offers flexibility being ideal for a teenager, extended family or guests and comprises a kitchen, living room with adjoining conservatory, bedroom and a shower room.

On the first floor there are five generous bedrooms, three bathrooms and a study. The principal bedroom features an en-suite bathroom with both bath and shower as well as a dressing area and a fantastic balcony that overlooks the rear garden, whilst the second bedroom has an en-suite shower room and the other bedrooms are served by the family bathroom.

The property can be accessed via in and out driveways enclosed by five bar gates that open onto a large gravelled driveway which in turn leads to a substantial brick built detached double garage which benefits from two adjoining store rooms as well as eaves storage space and both power and water supplies. The mature gardens are a real feature of the property with a generous lawn flanked by mature trees and shrubs lending to the feeling of privacy and seclusion and various seating areas and patios with wisteria covered pergolas.

Services:

Broadband and Mobile services: Visit checker.ofcom.org.uk

Mains: Gas, electric, water, and drainage (as advised by our vendor)

Council Tax Band: Waverley Borough Council 2026/27 Tax Band: G (£4193.95)

EPC: D

Directions:

SATNAV: GU8 6HZ

what3words: /// distorts.insiders.ballparks

Location:

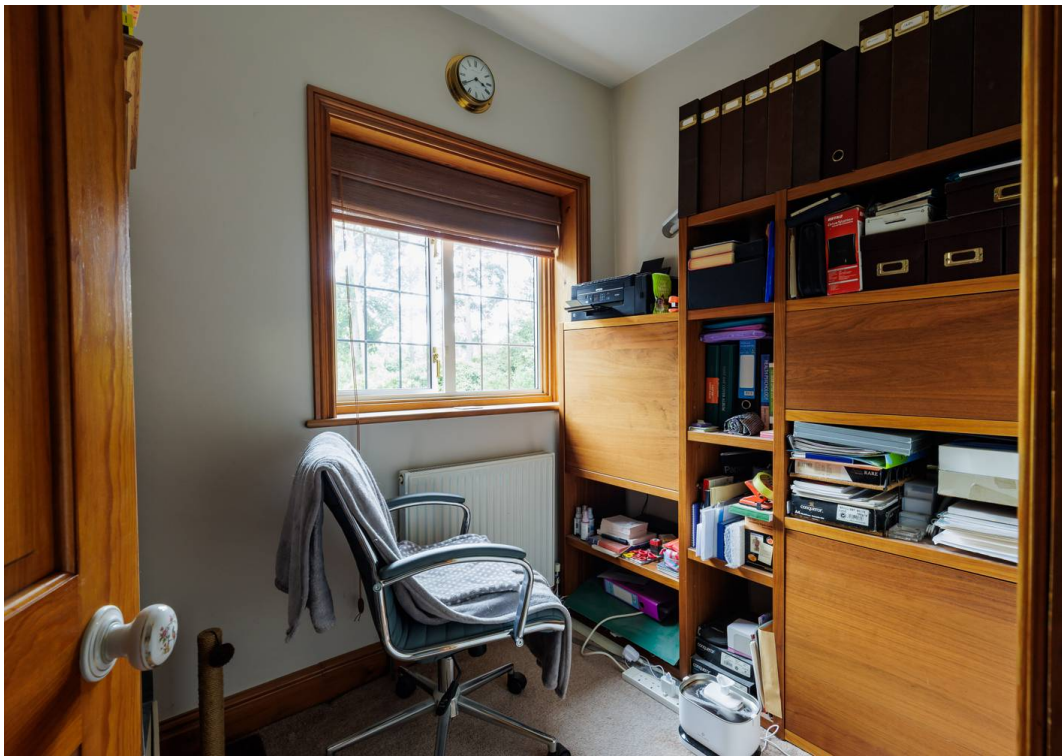
The sought-after village of Elstead offers a semi-rural countryside feel whilst still catering for day to day needs boasting a Post Office, doctors' surgery, and three pubs. There are tennis and cricket club and miles of walking, cycling and horse riding available courtesy of the beautiful surrounding countryside, such as Puttenham Common and Hankley. For those commuting the A3 is approximately 2 miles away providing fast motorway access to London and the south coast, whilst Milford station is approximately 3½ miles away and provides a direct services to London Waterloo. The historic market towns of Godalming and Farnham are approximately 5 miles distant, whilst Guildford is approximately 7 miles.

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Milford Road, Elstead, Godalming, GU8

Approximate Area = 2564 sq ft / 238.2 sq m

Garage = 495 sq ft / 45.9 sq m

Outbuilding = 30 sq ft / 2.7 sq m

Total = 3089 sq ft / 286.8 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 2026. Produced for Henry Adams. REF: 1479199





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.