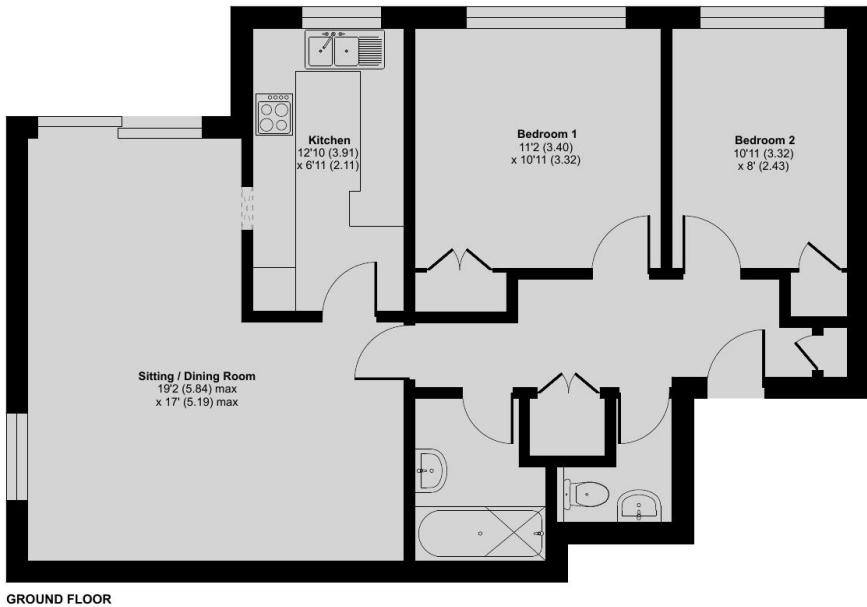


Filmer Grove, Godalming, GU7

Approximate Area = 770 sq ft / 71.5 sq m
For identification only - Not to scale



2 Brockton, Filmer Grove, GU7 3AB

£300,000 Share of Freehold

Spacious ground floor apartment enjoying direct access to south-facing communal gardens, a private garage and generous living space, conveniently situated between Godalming town centre and Farncombe village, with Farncombe station just 0.61 miles away.

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Seymours Estate Agents. REF: 1486378



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	C	770	0.61 miles	Band C	Advised £2400pa	Advised Peppercorn

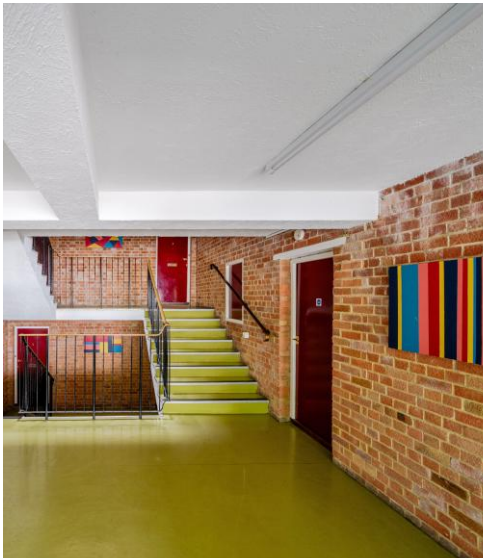
Lease Length – 976 years (Published July 2026)

Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

Rental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £1500 PCM.

Fixtures & Fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

Viewing - Strictly by appointment through Seymours Estate Agents, 116 - 118 High Street, Godalming, Surrey, GU7 1DJ.



Seymours

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Occupying an enviable ground floor position within the highly regarded Brockton building at Filmer Grove, this spacious two-bedroom apartment offers approximately 770 sq ft of well-balanced accommodation, enjoying direct access onto beautifully maintained south-facing communal gardens, a private garage and a highly convenient location within easy reach of both Godalming town centre and Farncombe village.

The property is approached via an attractive communal entrance hall and enjoys a pleasant, tucked-away setting overlooking mature gardens.

The welcoming entrance hall provides access to all principal rooms together with two useful built-in storage cupboards, ideal for coats, household items and additional storage.

The impressive sitting/dining room is undoubtedly the heart of the home, measuring over 19ft in length and offering excellent space for both seating and dining areas. Attractive wood-effect flooring flows throughout, while a large sliding patio door floods the room with natural light and opens directly onto a covered terrace with immediate access to the beautifully landscaped communal gardens, creating a seamless connection between inside and out. An attractive arched serving hatch links the living space with the kitchen, enhancing both practicality and sociability.

The separate kitchen is well-appointed with an extensive range of wood-effect shaker style units complemented by granite-effect worktops, tiled splashbacks and a tiled floor. Integrated appliances include a gas hob, extractor hood and electric oven, together with space for further appliances. A large window overlooks the gardens, ensuring the room enjoys plenty of natural light.

The principal bedroom is a generous double, featuring fitted double wardrobes and a large window enjoying leafy views across the communal grounds. Bedroom two is a comfortable single bedroom, equally suited as a guest room or home office.



The bathroom is fitted with a white suite comprising a panelled bath with glazed shower screen and shower over, pedestal wash hand basin and fully tiled walls. A separate cloakroom with WC and wash hand basin provides additional everyday convenience.

Externally, residents enjoy beautifully maintained communal gardens, predominantly laid to lawn and bordered by mature trees, shrubs and established planting, creating a peaceful and attractive environment. The apartment further benefits from a private garage situated within the development, together with residents' parking.

Filmer Grove is one of Godalming's most established residential addresses, ideally positioned within easy reach of both Godalming town centre and Farncombe village. The property enjoys the convenience of being approximately 0.61 miles from Farncombe mainline station, with regular direct services to London Waterloo. Residents also benefit from an excellent selection of independent shops, cafés, restaurants, supermarkets and everyday amenities across both centres, together with picturesque walks along the River Wey, nearby National Trust countryside and convenient access to the A3 for London and the south.

