

Duncombe Road, Godalming, Surrey, GU7

Approximate Area = 1365 sq ft / 126.8 sq m (excludes carport / storage)
Outbuilding = 118 sq ft / 10.9 sq m
Total = 1483 sq ft / 137.7 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). © nñcheom 2026. Produced for Seymours Estate Agents. REF: 1512116



12 Duncombe Road, Godalming, GU7 1SF

£850,000 Freehold

An attractive three-bedroom semi-detached character home offering approximately 1,365 sq ft of versatile accommodation, complemented by a substantial garden, useful outbuilding and carport/storage. With three reception rooms, a well-appointed kitchen, ground-floor cloakroom and a generous south-west facing rear garden with mature planting, the property is ideally placed for Godalming town centre, mainline station and highly regarded local schools.



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	1	D	1365	0.8 miles	Band F	N/A	N/A

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 £2850 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

Your property partner for life



Set along the well-established Duncombe Road, this attractive three-bedroom semi-detached home, believed to date from the 1920s, combines the architectural character of its era with a particularly versatile layout. Offering approximately 1,365 sq ft of accommodation, with a further 118 sq ft outbuilding, the property benefits from three reception rooms, a generous garden, carport/storage and an excellent location within easy reach of central Godalming.

The traditional exterior immediately gives the house a strong sense of period character, with attractive brick elevations, tile-hung detailing, distinctive gabled bays and generous multi-pane windows, all characteristic of homes from this era. A driveway provides off-road parking and leads alongside the house to the covered carport/storage area, while a small lawn and established planting soften the frontage.

Stepping inside, the entrance hall provides access to the principal ground-floor rooms. To the front, the office/sitting room is a versatile additional reception space, measuring approximately 10'9 x 9' and featuring a broad bay window together with attractive wood flooring. Equally suited to use as a home office, snug or playroom, it is a particularly useful addition to the layout.

Also positioned at the front is the main sitting room, a generous reception extending to approximately 17'5. Wood flooring continues through the room, while a fireplace provides a natural focal point and fitted open shelving offers useful display and storage space. A wide opening leads directly into the dining room, creating an easy flow between the two reception areas.

The dining room measures approximately 15'6 x 9'6 and continues the wood flooring, with plenty of space for a substantial dining table. Sliding doors open directly onto the rear garden, making this an especially appealing space for entertaining during the warmer months.

The kitchen sits centrally within the ground floor and is fitted with an extensive range of timber-fronted cabinetry complemented by dark work surfaces and a mosaic-style tiled splashback. Integrated cooking appliances include a gas hob with extractor above and stacked ovens, while there is further space for freestanding appliances. Recessed ceiling lighting gives the room a clean, practical finish. A ground-floor cloakroom is conveniently positioned nearby.

Beyond the kitchen, the accommodation continues into an excellent family room measuring approximately 15'1 at its maximum. Windows bring in plenty of light and a glazed door provides access to the carport/storage area. This flexible room lends itself equally well to use as an informal sitting room, children's room or additional work-from-home space.

Upstairs, the landing leads to three well-proportioned bedrooms and the family bathroom, with wood flooring continuing through much of the first floor. The principal bedroom is particularly generous at approximately 16'2 x 10'2 and benefits from built-in storage. Two further bedrooms provide comfortable and adaptable accommodation, with the front bedroom enjoying the additional character of a bay window.



The family bathroom is fitted with a white suite including a curved bath with shower and glazed screen, pedestal wash basin and WC, with a window providing natural ventilation.

Outside, the south-west facing rear garden is a particularly appealing feature of the property, extending away from the house with areas of lawn, pathways and well-established beds and borders. A variety of mature trees, shrubs and flowering plants create a wonderfully leafy backdrop, with the planting giving different areas of the garden their own character and a pleasing sense of seclusion.

Towards the rear of the garden is a substantial timber outbuilding extending to approximately 118 sq ft. Currently arranged as a garden room and separate store, it offers valuable additional space with excellent potential for hobbies, storage or home working, subject to individual requirements.

Duncombe Road is conveniently positioned for the many amenities of Godalming, a historic market town offering an excellent selection of independent shops, cafés, restaurants and everyday facilities. Godalming mainline station, is under a mile away, and provides regular services towards London Waterloo, while the surrounding area is well served by highly regarded schools. The A3 is also readily accessible, providing convenient road links towards Guildford, London and the south coast, while the nearby Surrey countryside offers an abundance of opportunities for walking, cycling and outdoor pursuits.

Please note that some external photographs have been enhanced using AI.

