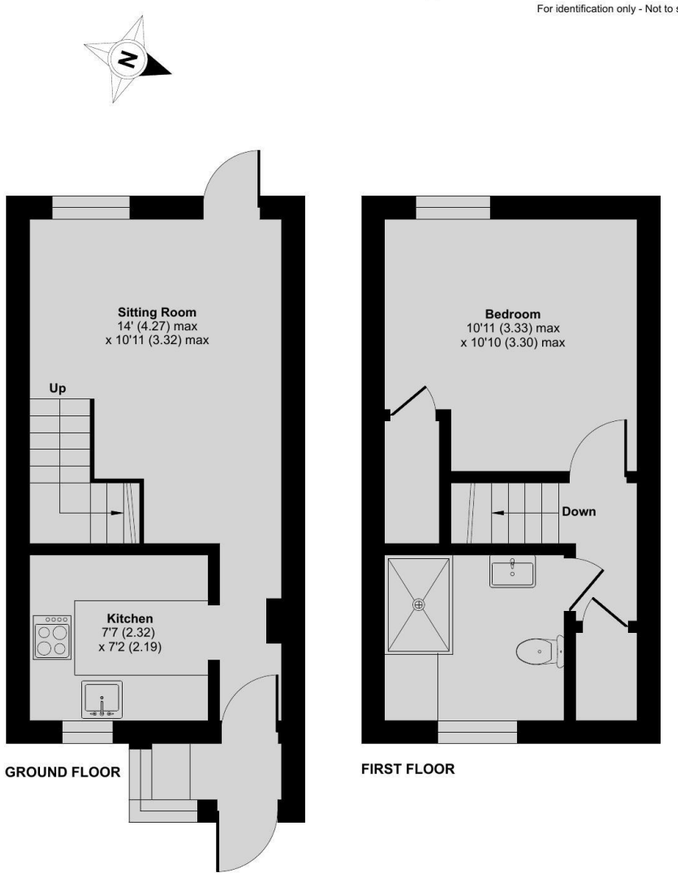
Old Barn View, Godalming, Surrey, GU7

Approximate Area = 491 sq ft / 45.6 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 Seymours Estate Agents. REF: 1516689

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
1	1	C	491	0.95 miles	Band C	NA	NA

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 £1300 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.

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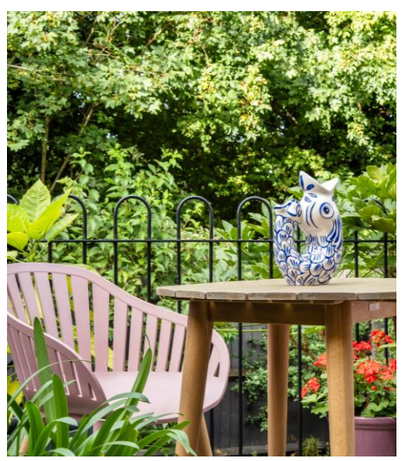
Seymours

9 Old Barn View, Godalming, GU7 1YR

£325,000 Freehold

A beautifully presented one-bedroom home with stylish contemporary interiors, a generous double bedroom, modern shower room, private tiered garden and far-reaching leafy views, set within a pleasant cul-de-sac in the popular Bargate Wood development, conveniently placed for Godalming town centre and under a mile from the mainline station, providing fast and regular services to London Waterloo.



Seymours

Your property partner for life

Set within a pleasant cul-de-sac in the popular Bargate Wood development, this beautifully presented one-bedroom home offers stylish and thoughtfully arranged accommodation, complemented by a tiered garden and an attractive elevated outlook across the surrounding treetops and countryside. Arranged over two floors, the property combines a contemporary finish with a particularly welcoming feel.

The front door opens into the entrance area, with the kitchen positioned immediately to the left and the accommodation continuing through into the sitting room beyond. Measuring approximately 14' x 10'11 at its maximum dimensions, the sitting room is an inviting and well-proportioned space with neutral décor, carpeting and recessed ceiling lighting. Shelving could provide both character and useful storage, while the staircase rises to the first floor.

At the rear, windows and a glazed door draw the eye towards the garden and allow the living space to connect naturally with the outside. The door opens directly onto a raised paved terrace, creating an excellent spot for a table and chairs and outdoor entertaining.

Positioned separately at the front of the ground floor, the kitchen has been finished in a smart contemporary style. Sleek grey cabinetry is complemented by wood-effect work surfaces and gloss metro-style tiled splashbacks, while open shelving adds a decorative touch. A stainless-steel sink sits beneath the front-facing window, together with a hob and extractor, integrated double oven and space for a dishwasher and substantial fridge/freezer, which may be available by separate negotiation. Pale wood-effect flooring provides a practical finishing touch.

The staircase rises from the sitting room to the first-floor landing, giving access to the bedroom and shower room. The bedroom is a generous double, measuring approximately 10'11 x 10'10 at its maximum dimensions, with ample space for a double bed and freestanding furniture. A botanical feature wall adds character, while the window enjoys an attractive elevated outlook above neighbouring rooftops and mature trees towards the countryside beyond, creating an appealing sense of openness.

Completing the first floor is a stylish shower room with a notably contemporary finish. A walk-in shower enclosure is complemented by terrazzo-effect tiling to the floor and shower area, together with a WC, wash basin and striking black heated towel rail. A window provides natural ventilation, while the room also incorporates useful space for a washing machine.

Outside, the west facing rear garden has been thoughtfully arranged over different levels to create a series of practical and attractive spaces. Immediately adjoining the sitting room is the raised paved terrace, ideal for outdoor dining and entertaining and bordered by established planting. Steps lead down to a further paved area surrounded by mature shrubs and greenery, giving the garden an established feel and a pleasing sense of privacy. A timber garden shed and additional storage beneath the upper terrace provide useful outdoor storage.

Old Barn View forms part of the established Bargate Wood development, occupying a pleasant cul-de-sac setting on the southern side of Godalming. The location combines a leafy residential environment with convenient access to the town centre, which offers an excellent selection of independent shops, cafés, restaurants and everyday amenities. Godalming mainline station is also within easy reach, providing regular services towards London Waterloo, while the A3 offers convenient road connections towards Guildford, London and the south coast.