



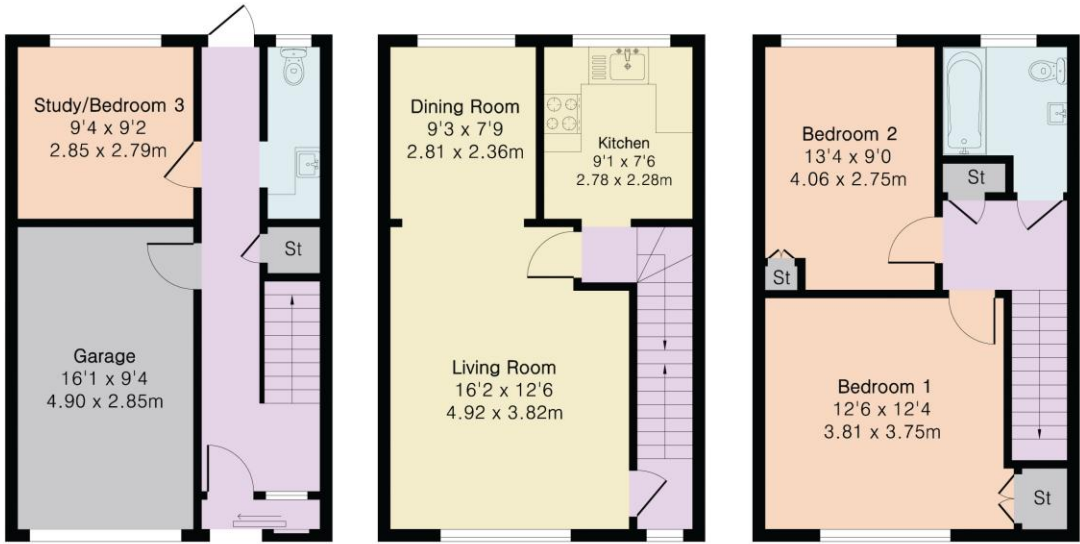
2 Valley View, Godalming, GU7 1RD

£535,000 Freehold

NO CHAIN An attractive three-bedroom townhouse offering approximately 1,236 sq ft of versatile accommodation arranged over three floors, featuring a spacious living room, dining room, characterful exposed wooden flooring, a well-equipped kitchen and a flexible ground-floor study/third bedroom. Further highlights include two generous double bedrooms, a contemporary family bathroom, integral garage, driveway parking and a delightful south-east facing tiered garden with secluded seating areas, all within easy reach of Godalming town centre and mainline station.



Approximate Gross Internal Area 1236 sq ft - 114 sq m
(Including Garage)
Ground Floor Area 412 sq ft – 38 sq m
First Floor Area 412 sq ft – 38 sq m
Second Floor Area 412 sq ft – 38 sq m



Ground Floor

First Floor

Second Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	1	C	412	0.3 miles	Band D	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 £TBC 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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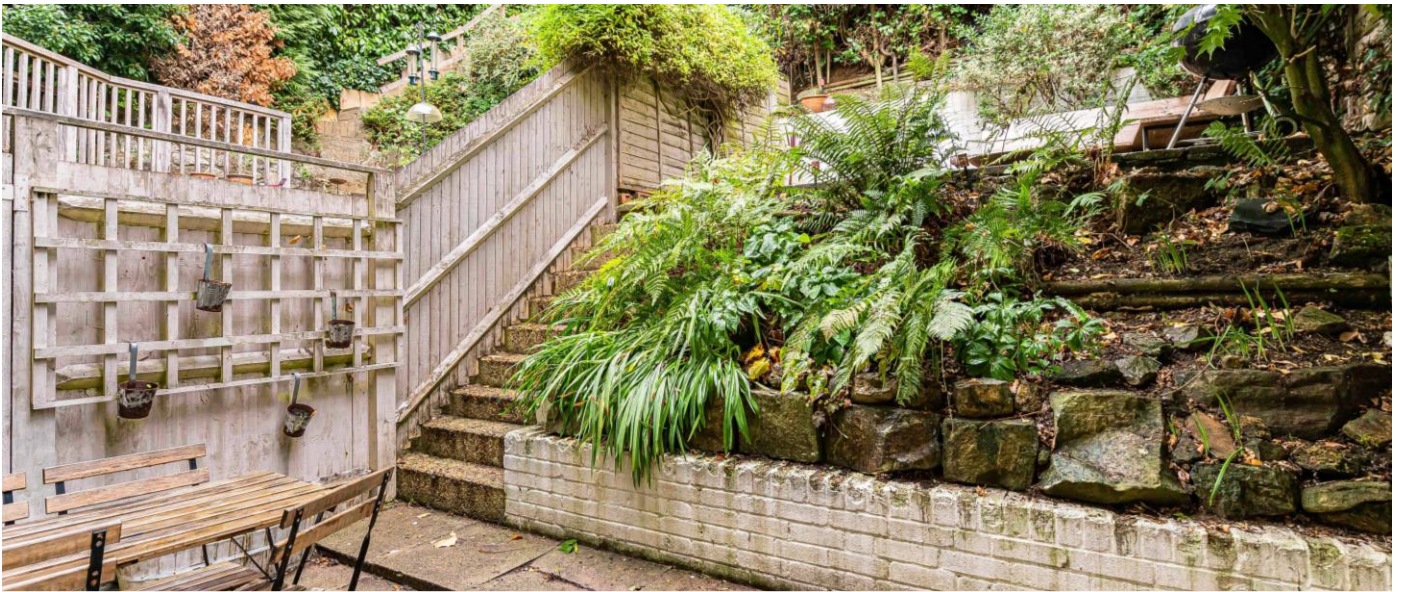


Situated in a pleasant residential setting in Godalming, this attractive three-bedroom townhouse offers approximately 1,236 sq ft of versatile accommodation, including an integral garage, thoughtfully arranged over three floors. Combining characterful features with contemporary touches, the property boasts a spacious living room, separate dining room, stylish kitchen and flexible ground-floor study/third bedroom. Attractive wooden flooring, generous windows and delightful leafy outlooks create a warm and welcoming feel throughout, while outside, a charming south-east facing tiered garden provides a series of secluded seating areas surrounded by established planting.

The property is approached via a driveway providing off-road parking and access to the integral garage. Stepping inside, a welcoming entrance hallway features contemporary dark radiators and an attractive staircase with contrasting timber detailing. The ground floor offers excellent flexibility, with a well-proportioned third bedroom currently arranged as a home office, equally suited to guests or additional family accommodation. A convenient cloakroom, useful storage and internal access to the garage complete this level.

The first floor is dedicated to the principal living accommodation, where a wonderfully spacious living room provides an inviting setting for relaxing and entertaining. Beautiful exposed wooden floorboards, decorative coving and a large picture window overlooking established greenery create a room full of warmth and character. A wide opening leads seamlessly into the separate dining room, offering an excellent space for family meals and entertaining friends, with an attractive leafy outlook adding to its appeal. Positioned alongside, the stylish kitchen features contrasting dark cabinetry, stainless steel worktops, a gas hob, integrated double oven and distinctive parquet-style flooring, combining contemporary design with everyday practicality.

Occupying the second floor are two generously proportioned double bedrooms, both enjoying pleasant outlooks and useful built-in storage. The principal bedroom is particularly impressive, offering a wonderfully spacious retreat with a large picture window framing far-reaching views across the surrounding treetops and wooded landscape. The second bedroom provides equally appealing accommodation, ideal for family members or guests. Completing this floor is a stylish family bathroom, beautifully finished with classic white metro tiling, contemporary black fittings and a bath with shower over.



Outside, the delightful south-east facing tiered garden provides a series of inviting outdoor spaces. A paved courtyard offers an ideal setting for alfresco dining, while steps lead through established planting, mature shrubs and attractive greenery to an elevated seating terrace. Natural stone retaining walls, timber detailing and thoughtfully layered planting create a charming garden with a wonderful feeling of privacy.

Valley View is a small residential cul-de-sac conveniently positioned for Godalming's historic town centre, with its excellent selection of independent shops, cafés, restaurants and everyday amenities. Godalming mainline station is approximately 0.3 miles away, providing regular services to London Waterloo. Nearby schools include Moss Lane School (0.3 miles), Godalming College (0.5 miles) and Godalming Junior School (0.8 miles). The surrounding Surrey countryside offers an abundance of scenic walks and outdoor pursuits, while convenient access to the A3 provides excellent road connections, further enhancing the appeal of this desirable location.

