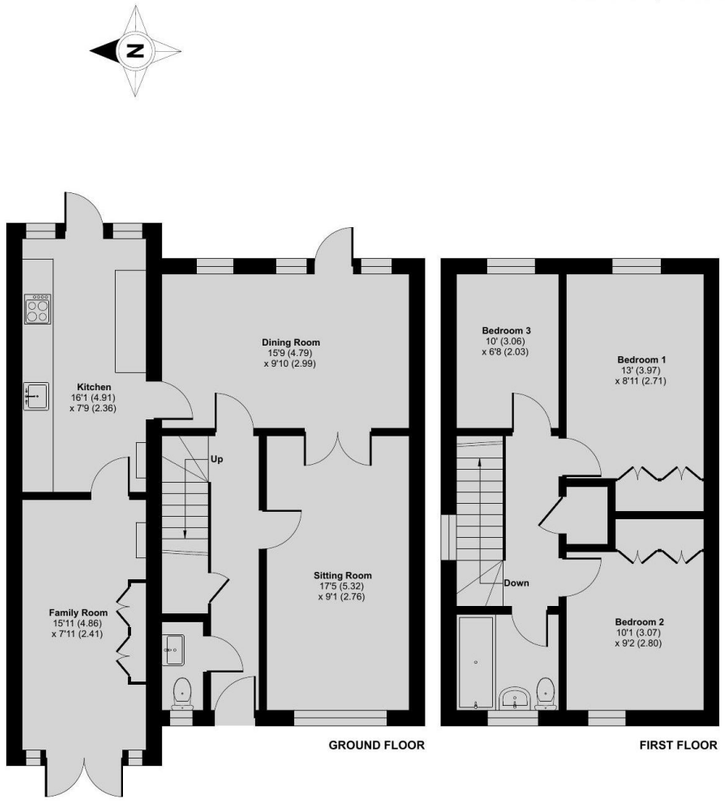
Seymours

College Hill, Godalming, Surrey, GU7

Approximate Area = 1157 sq ft / 107.4 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: 1516335



27 College Hill, Godalming, GU7 1YA

£635,000 Freehold

An attractive and versatile three-bedroom detached home offering well-proportioned accommodation, with three reception spaces providing excellent flexibility for everyday living and entertaining. Highlights include a sleek contemporary kitchen, generous living areas and a mature rear garden offering a pleasant feeling of privacy. Further benefits include driveway parking. Conveniently situated in Godalming, the property is well placed for the town centre, within 0.8 miles of the mainline station and a choice of highly regarded local schools.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	1	C	1157	0.8 miles	Band E	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 £2,250 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 within an established residential road in Godalming, 27 College Hill is an individual three bedroom link detached home offering approximately 1,157 sq ft of flexible accommodation, with an adaptable ground-floor layout, driveway parking and a mature rear garden. The house has evolved to provide an excellent choice of living spaces, with three distinct reception areas and direct access to the outside from several points.

The front door opens into a central hallway, where the staircase rises to the first floor and the accommodation naturally divides into the principal living spaces. To the right, the sitting room extends to approximately 17'5" in length, giving plenty of scope for relaxed family seating. Karndean flooring runs through the room, bringing warmth and continuity to the space, while a broad window draws in plenty of natural light.

To the rear is the dining room, another particularly useful reception space measuring approximately 15'9" x 9'10". The same Karndean flooring continues underfoot and a single glazed door with picture windows either side that opens directly onto the rear patio and garden, creating an easy connection between inside and out. With room for both dining and informal seating, this is a sociable space that works equally well for everyday family life and entertaining.

Alongside, the Wren kitchen has a smart contemporary finish, with streamlined gloss cabinetry, curved end units and contrasting solid American oak work surfaces. Its galley-style arrangement makes good use of the space, while a glazed door at the far end provides another direct route into the garden. A doorway from the kitchen connects conveniently back into the dining room.

Completing the ground floor is a further family room, positioned to the front of the house and offering considerable versatility. Currently arranged as an additional reception space, its proportions make it equally suited to a home office, playroom, gym, hobby room or occasional guest space. Glazed double doors open directly onto the front, while a cloakroom/WC sits immediately alongside – a particularly useful addition to the ground-floor accommodation.

Upstairs, the landing leads to three bedrooms and the family bathroom. Bedroom one is a well-proportioned double with a wide window and fitted wardrobes, while bedroom two is another comfortable double, also benefiting from built-in storage. The third bedroom is a particularly generous and versatile room, offering ample space as a comfortable bedroom while also lending itself well to use as a nursery or home office. The bathroom completes the first floor with a bath, wash basin and WC.



Outside, the property is approached via a private driveway providing off-road parking, with the additional entrance into the family room giving the frontage an unusually flexible arrangement. To the rear, the garden offers a good balance of usable lawn, established planting and paved seating areas immediately adjoining the house. Mature trees and shrubs create a leafy backdrop, while a timber garden shed provides useful storage.

College Hill is well positioned for enjoying everything Godalming has to offer. The historic town centre provides a broad selection of independent shops, cafés, restaurants and everyday amenities, while the surrounding area offers attractive countryside and walks along the River Wey. Godalming mainline station is approximately 0.8 miles away, making the property particularly convenient for commuters, while Godalming College and a choice of primary and secondary schools are also within the wider area.









