



21 CROFT ROAD

GODALMING • SURREY

CROFT ROAD, GODALMING, SURREY, GU7 1DB

Occupying a highly convenient position in the heart of Godalming, this handsome four-bedroom period home offers approximately 1,580 sq ft of beautifully presented and remarkably versatile accommodation arranged across four floors. Elegant sash-style windows, high ceilings and attractive period detailing lend the house a wonderful sense of character, complemented by a superb contemporary kitchen/dining room, two beautifully appointed bath/shower rooms and highly adaptable lower ground floor accommodation. The upper floors are a particular highlight, commanding wonderful far-reaching views across the rooftops of Godalming and towards the surrounding wooded Surrey hillsides.

The front door opens into an inviting entrance hall, immediately setting the tone for the beautifully presented accommodation beyond. Positioned to the front is an elegant and well-proportioned sitting room, where a pair of sash-style windows, decorative cornicing and fitted storage combine to create a refined yet comfortable reception space.

To the rear, the impressive kitchen/dining room provides a superb setting for both everyday living and entertaining, extending to approximately 25ft in length. Generously proportioned and thoughtfully designed, the kitchen is fitted with an extensive range of contemporary cabinetry centred around a substantial island, creating a natural focal point and sociable heart to the home. There is ample space for a large dining table and chairs, while a door opens directly outside, providing an easy connection with the exterior. Useful storage and a discreetly positioned cloakroom complete the ground floor.

Stairs descend to the lower ground floor, where a generous additional room adds considerably to the versatility of the house. Currently arranged as a playroom/bedroom four, this highly adaptable space could equally provide an excellent family room, guest bedroom, or home office, complemented by useful built-in storage.

The first floor is arranged around a bright landing and provides two beautifully proportioned double bedrooms. Bedroom two is positioned to the front and benefits from fitted storage, while bedroom three enjoys a quieter position to the rear. Serving this floor is an impressive family bathroom, generously proportioned and elegantly appointed with a bath, separate shower enclosure, wash basin and WC.

The staircase continues to the second floor, where the accommodation culminates in an impressive principal bedroom suite, enjoying an elevated position and a wonderful sense of privacy. The generous double bedroom benefits from extensive fitted storage and far-reaching views across the rooftops of Godalming towards the surrounding wooded countryside. An en-suite shower room serves the principal bedroom, while an adjoining nursery/study provides a highly versatile additional space, ideal as a dressing room, home office or occasional bedroom.



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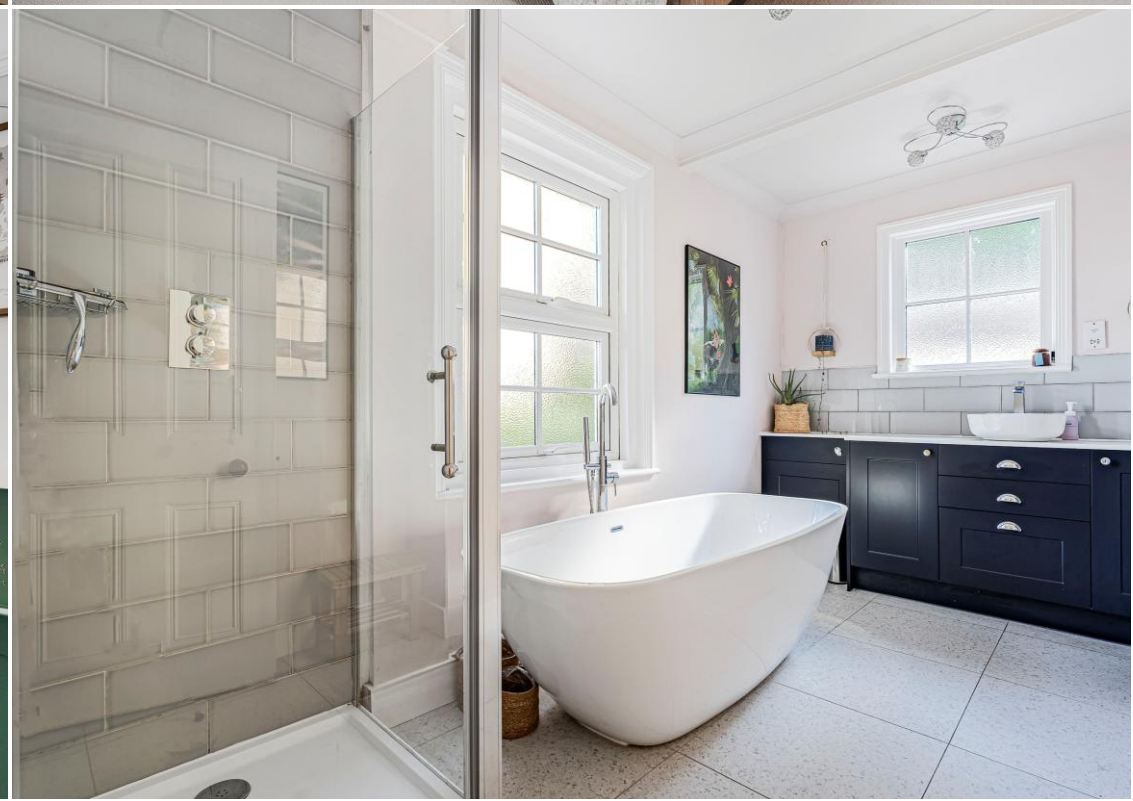
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ACCOMMODATION & SPECIFICATION

Impressive four-bedroom period home * Approximately 1,580 sq ft * Accommodation across four floors *
 Superb 25ft kitchen/dining room * Versatile lower ground floor room * Separate lounge with period detailing *
 Two bath/shower rooms plus cloakroom * Flexible nursery/study * Far-reaching views across Godalming *
 Approx. 0.2 miles from Godalming station





LOCATION

One of the home's particularly attractive features is its elevated outlook. The upper floors command wonderful panoramic views across the town, taking in the rooftops and church spires of Godalming before extending towards the wooded Surrey hills beyond.

Croft Road is superbly positioned for enjoying everything Godalming has to offer. The historic High Street, with its excellent selection of independent shops, cafés, restaurants and everyday amenities, is within easy reach, while Godalming mainline station is approximately 0.2 miles away, making the property particularly convenient for commuters. The property is nearby to local schools, including Moss Lane (0.2 miles) St Hilary's Independent (0.2 miles) and Busbridge Infants & Junior (1 mile).

Parking: The property is situated within Godalming's residents' parking permit area. Subject to eligibility, residents can apply for parking permits, currently costing £88 per annum for the first vehicle and £108 for a second. Permits allow parking in designated residents' parking bays within the relevant zone, subject to the applicable restrictions and availability of spaces.

LOCAL AUTHORITY AND SERVICES

Tenure	Freehold
EPC Rating	D
Council Tax Rating	D
Local Authority	Waverley Borough Council
Services	Mains water and drainage, electricity, gas fired central heating to radiators

Approximate Gross Internal Area 1581 sq ft - 147 sq m

Lower Ground Floor Area 203 sq ft – 19 sq m

Ground Floor Area 525 sq ft – 49 sq m

First Floor Area 478 sq ft – 44 sq m

Second Floor Area 375 sq ft – 35 sq m





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