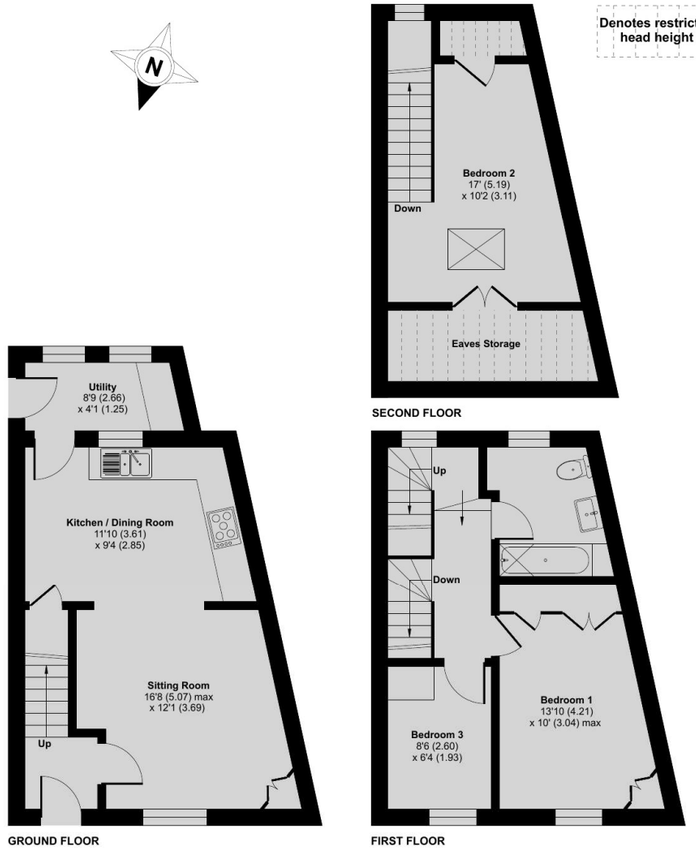
Seymours

Latimer Road, Godalming, Surrey, GU7

Approximate Area = 851 sq ft / 79.1 sq m
Limited Use Area(s) = 80 sq ft / 7.4 sq m
Total = 931 sq ft / 86.5 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: 1452343



40 Latimer Road, Godalming, GU7 1BW

£475,000 Freehold

A beautifully presented three-bedroom end of terrace character cottage situated in this highly sought after town centre location, ideally positioned close to the mainline station, well-regarded schools and beautiful surrounding countryside, with key features including a kitchen/breakfast room, sitting/dining room, first floor bathroom and attractive south facing tiered rear garden. EPC rating D.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	1	D	838	0.6 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 £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

Your property partner for life

A beautifully presented and spacious three-bedroom end of terrace character cottage arranged over three attractive floors, blending stylish contemporary interiors with a warm and inviting cottage feel throughout. Thoughtfully improved by the current owners, the property offers bright and well-balanced accommodation together with a landscaped rear garden and elevated views across Godalming from the upper floor.

The accommodation opens into a welcoming sitting room featuring attractive wood flooring, recessed lighting and a light neutral décor which enhances the sense of space. The room flows openly through into the kitchen/breakfast room beyond, creating an excellent sociable arrangement ideal for both everyday living and entertaining. The kitchen has been fitted with a range of shaker-style units complemented by solid wood work surfaces and a striking range-style cooker which provides an excellent focal point whilst adding further warmth and character to the space. There is ample space within the kitchen/breakfast room for dining, whilst a glazed door opens directly out to the rear garden, creating an excellent connection between the inside and outside spaces. Positioned off the kitchen is a particularly useful utility room providing additional storage and practicality together with further access out to the garden.

To the first floor are two well-proportioned bedrooms together with a beautifully presented family bathroom fitted with a contemporary white suite, sleek tiling, underfloor heating and a shower over bath arrangement. The main bedroom enjoys a bright and airy feel with pleasant outlooks and plantation shutters, whilst the additional first floor bedroom offers excellent flexibility as a nursery, dressing room or home office, as currently arranged.

Occupying the entire second floor is an impressive additional bedroom with vaulted ceilings, Velux window and useful eaves storage, creating a peaceful and versatile space with elevated rooftop views stretching across Godalming and the surrounding greenery beyond.

Externally, the rear south facing garden, has been attractively landscaped across several tiers with natural stone retaining walls, mature planting and multiple seating areas creating an ideal environment for relaxing and entertaining. The lower terrace is perfectly positioned for outdoor dining directly accessed from the kitchen, whilst the upper sections enjoy a lovely established backdrop and elevated outlook



The property is situated in Latimer Road, a highly sought after residential road mainly consisting of similar period cottages, being highly convenient within a short walk of the High Street and mainline station. Godalming is a unique Saxon town over 1,200 years old, offering an excellent selection of interesting old pubs, churches and the local museum together with a wide variety of cafés, restaurants and independent shops, many situated within buildings dating back over 500 years. The town also benefits from two superstores positioned near the historic River Wey and the Wey Navigation Canal, believed to be the oldest canal in the world.

Godalming mainline station provides excellent services into London Waterloo and Portsmouth, whilst the nearby A3 offers convenient road links to London, the South Coast, the M25 and both Heathrow and Gatwick airports. The surrounding area is also renowned for its beautiful countryside walks including the River Wey, nearby commons and access to the Surrey Hills Area of Outstanding Natural Beauty, making this an ideal location for both commuters and those seeking a balance of town and country living.









