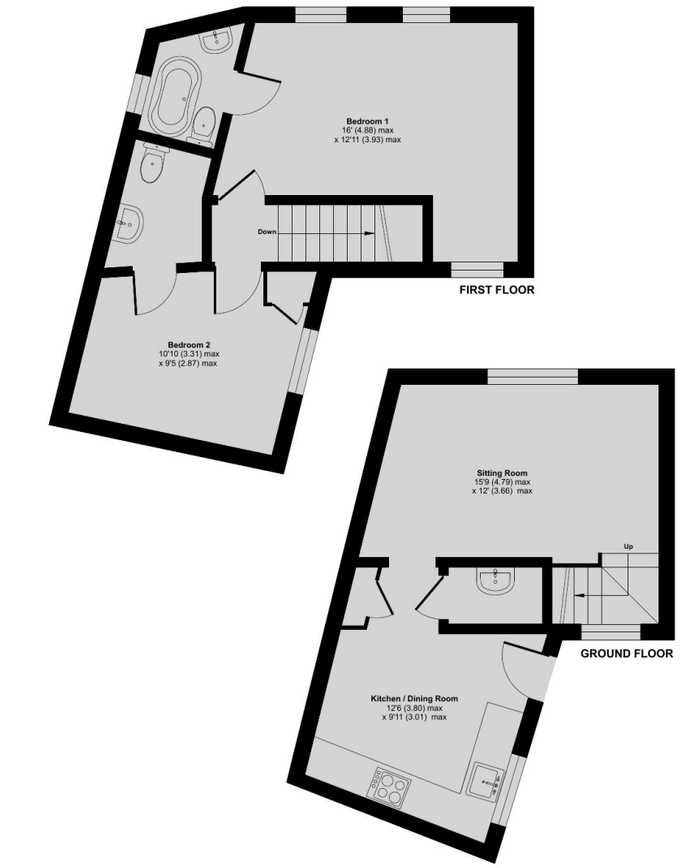
Seymours

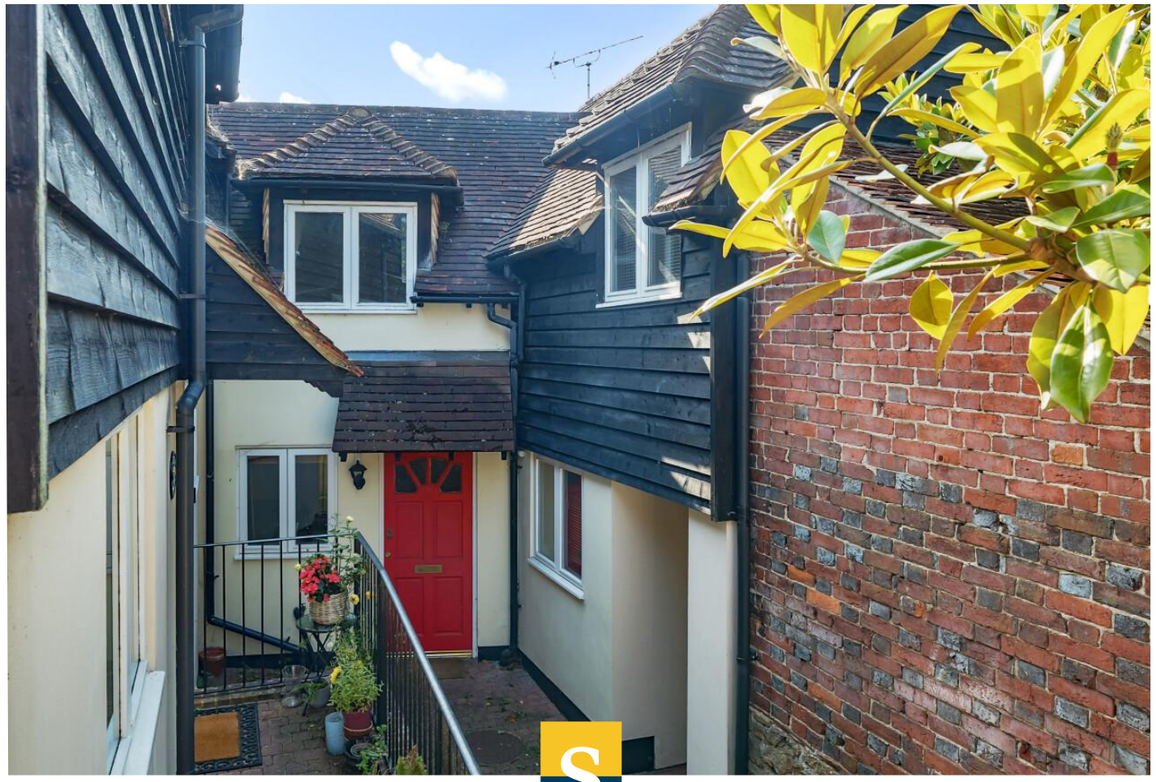
Mint Street, Godalming, Surrey, GU7

Approximate Area = 647 sq ft / 60.1 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 2025. Produced for Seymours Estate Agents. REF: 1330925



7 Mint Street, Godalming, GU7 1HE

£400,000 Freehold

Tucked away within a private gated setting just off Mint Street, this charming split-level cottage combines characterful accommodation with a wonderfully peaceful position, all just a short stroll from Godalming's High Street, mainline station and the scenic River Wey.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	2	D	647	0.2 miles	Band D	N/A	N/A

Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.
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

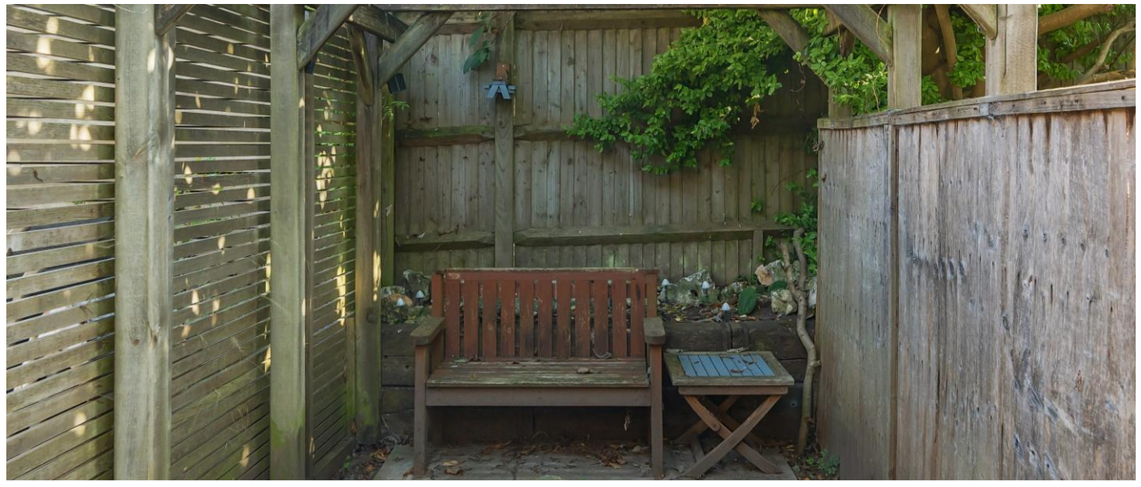
Your property partner for life

Tucked away behind Mint Street within a private gated setting, this charming cottage enjoys a wonderfully peaceful position whilst remaining just moments from the heart of Godalming. The High Street, known for its quintessentially English charm, offers a delightful mix of independent shops, cafés and restaurants, all within easy reach. Godalming's mainline station is also a short walk away, providing direct services to London Waterloo and Guildford, making this an ideal setting for commuters. The nearby River Wey, with its picturesque towpaths, together with the surrounding countryside, provides superb opportunities for walking, cycling and enjoying the outdoors.

A welcoming entrance leads into the well-appointed kitchen, fitted with a range of shaker-style units complemented by wood-effect work surfaces and an integrated oven and hob. There is space for additional appliances, including laundry, and a door provides access outside, enhancing the practicality of the space.

The sitting room is bright and inviting, offering a comfortable and well-proportioned living area. Finished with wood-style flooring and neutral décor, it provides a versatile setting for both relaxing and entertaining, with a central staircase rising to the first floor. A useful under-stairs cupboard adds valuable storage.

Upstairs, the accommodation is arranged over split levels, creating a sense of character and individuality throughout. There are two well-proportioned double bedrooms, each enjoying their own distinct appeal. The principal bedroom is a standout feature, enhanced by exposed timber beams and a vaulted feel, giving a warm and characterful atmosphere. The second bedroom is equally well-sized and positioned to maximise space and light.



The property benefits from excellent flexibility with both a bathroom and a separate shower room, allowing each bedroom to be served by its own facilities. The bathroom is fitted with a white suite including a bath, while the additional shower room features a contemporary shower enclosure, ideal for modern day living.

Externally, the cottage enjoys a distinctive and attractive appearance, with a combination of brick and weatherboard elevations that reflect its characterful origins. The gated setting provides a sense of privacy and seclusion, rarely found so close to the town centre, while a patio garden offers a pleasant and low-maintenance outside space for sitting out and enjoying the surroundings.









