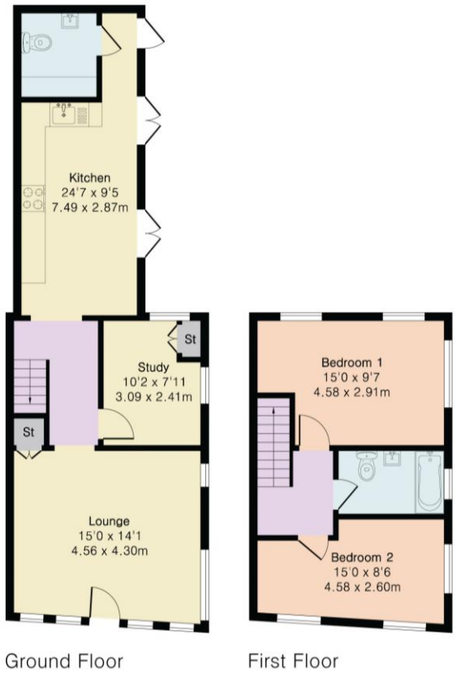
Approximate Gross Internal Area 971 sq ft - 90 sq m
Ground Floor Area 603 sq ft – 56 sq m
First Floor Area 368 sq ft – 34 sq m



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.

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Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	C	971	0.27 miles	Band D	NA	NA

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.

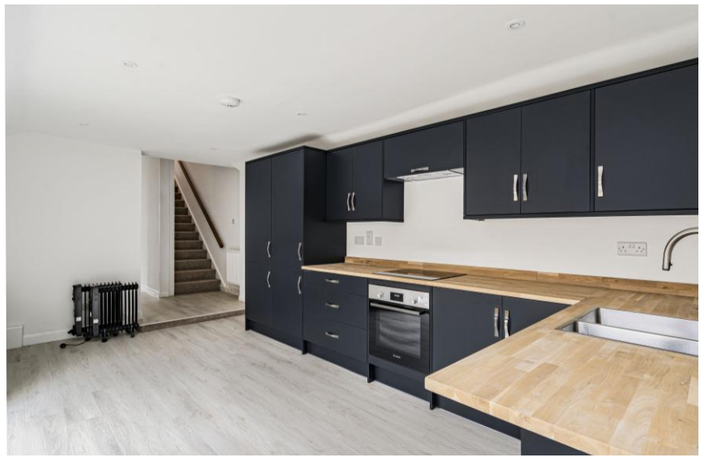
Seymours



Collingridge House, 4 Angel Court, High Street, GU7 1DT

£425,000 Freehold

A superbly refurbished two-bedroom home offering approximately 971 sq ft of stylish and spacious accommodation, discreetly positioned within Angel Court just off Godalming High Street. Featuring a generous 15ft lounge, separate study, impressive 24'7 kitchen, utility/cloakroom and two excellent double bedrooms, with the town's shops, cafés and restaurants right on the doorstep and the mainline station just a short walk away.





Seymours

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Discreetly positioned within Angel Court, immediately off Godalming High Street, Collingridge House is an individual two-bedroom home that has been comprehensively refurbished to create approximately 971 sq ft of smart, contemporary accommodation. Its central setting is a particular highlight, combining the convenience of town-centre living with a position set back from the High Street.

The front door opens directly into an impressive 15'0 x 14'1 lounge, a generously proportioned reception room with plenty of space for both seating and additional furniture. Multiple windows bring light into the room, while pale wood-effect flooring creates a clean, contemporary finish and continues through much of the ground floor. Useful built-in storage is positioned beneath the staircase.

Adjoining the lounge is a separate 10'2 x 7'11 study, providing an excellent dedicated home office, reading room or occasional guest space. From here, the accommodation continues towards the rear into the particularly impressive kitchen.

Extending to approximately 24'7, the kitchen is a real feature of the property and has ample space for a dining area. Contemporary dark cabinetry provides an excellent amount of storage and is complemented by contrasting timber worktops, an inset sink and integrated cooking appliances. Recessed ceiling lighting and the continuation of the pale wood-effect flooring add to the streamlined finish, while a series of windows and glazed doors along one side connect the room directly with the outside.

Beyond the kitchen is a useful utility/cloakroom, fitted with additional cabinetry and worktop space together with a contemporary WC and wash basin. A further external door from this area provides another practical point of access outside.

The staircase rises to the first-floor landing, where two notably generous double bedrooms are arranged around the central bathroom. Bedroom one measures approximately 15'0 x 9'7, with windows to two elevations, while bedroom two is also an excellent double at approximately 15'0 x 8'6. Both rooms are neutrally decorated and carpeted, with the principal bedroom in particular benefiting from an appealing dual-aspect arrangement.



Completing the accommodation is a stylish contemporary bathroom, finished with large-format neutral tiling and fitted with a panelled bath with glazed screen and rainfall-style shower above, a wall-hung vanity basin, WC, mirrored cabinet and chrome heated towel rail.

Outside, the property benefits from a narrow courtyard-style area running alongside the kitchen, with gravelled beds and timber screening. The arrangement of glazed doors from the kitchen makes this a useful extension of the ground-floor accommodation during the warmer months.

Angel Court sits directly off Godalming High Street, placing the town's excellent collection of independent shops, cafés, restaurants and everyday amenities virtually on the doorstep. Godalming mainline station is just 0.2 miles away, making this an excellent choice for commuters or those wishing to travel without relying on a car. For those with a vehicle, the seller is also generously offering to cover the cost of a residents' parking permit for the first two years, providing an added benefit for the new owner. The surrounding area offers easy access to the River Wey and the countryside beyond, making this a convenient home for enjoying both the town and its Surrey surroundings.









