

Catteshall Lane, Godalming, Surrey, GU7

Approximate Area = 574 sq ft / 53.3 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: 1432431

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Stations	Council Tax	Service Charge	Ground Rent
2	1	C	574	0.9 & 1.0 miles	Band C	N/A	N/A

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 £1700 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.



6 Sandford Mews, Catteshall Lane, Godalming, GU7 1YS

£350,000 Freehold

A beautifully presented and contemporary two-bedroom home, offering stylish open-plan living, a private rear terrace and allocated parking, all set within a convenient and well-connected position close to Godalming’s amenities and transport links.



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This attractive modern home forms part of a contemporary development, ideally positioned for convenient access to Godalming and its excellent range of local amenities, transport links and nearby countryside. Thoughtfully designed and beautifully presented throughout, the property offers a stylish and well-balanced layout of approximately 574 sq ft, perfectly suited to first-time buyers, downsizers or investors.

The ground floor is particularly impressive, with a bright and sociable open-plan kitchen/dining room positioned to the front. The kitchen is fitted with a range of sleek, high-gloss units complemented by wood-effect work surfaces and integrated appliances, creating a clean and contemporary feel. There is ample space for dining, making this an ideal setting for both everyday living and entertaining. In addition, there is excellent, highly valuable and bespoke storage understairs.

To the rear, the sitting room provides a comfortable and inviting space to relax, with a pleasant outlook and direct access onto the private terrace. This creates a seamless connection between indoor and outdoor living, with the terrace offering a low-maintenance space perfectly suited to al fresco dining or morning coffee.

Upstairs, the property offers two well-proportioned double bedrooms arranged around a central landing. Both are served by a modern bathroom, fitted with a contemporary suite including a bath with shower over, finished with stylish tiling.



Externally, the property benefits from a private rear terrace, enclosed for a good degree of privacy, along with allocated parking to the front.

The layout is both practical and efficient, with well-defined living spaces across two floors, as shown in the floorplan , offering an ideal balance of comfort and functionality.

Overall, this is a superbly presented property in a convenient and well-connected location. As a result, an early viewing of this beautiful turn key home is highly recommended.

