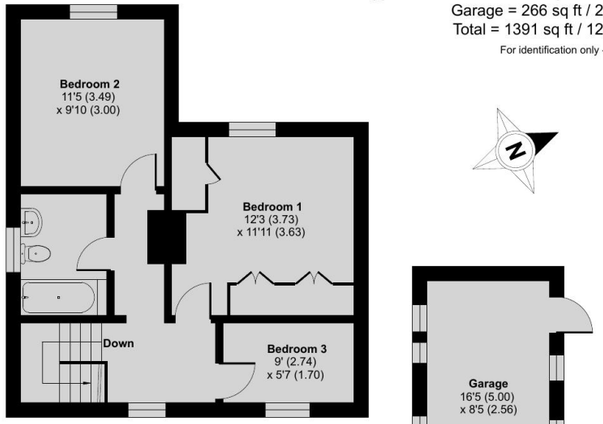
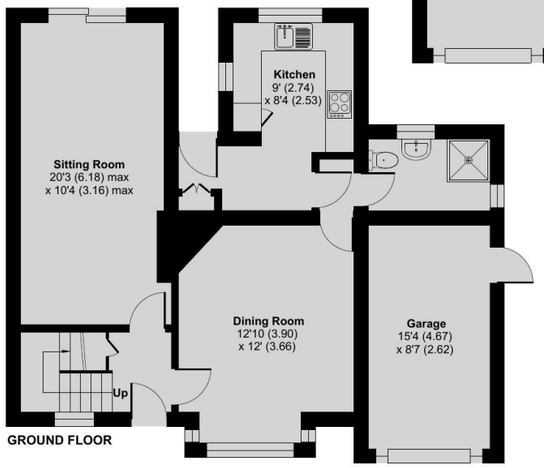
Furze Lane, Godalming, GU7

Approximate Area = 1125 sq ft / 104.5 sq m
Garage = 266 sq ft / 24.7 sq m
Total = 1391 sq ft / 129.2 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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: 1417454

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	2	E	1125	0.4 miles	Band E	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.

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Seymours



18 Furze Lane, Farncombe, GU7 3NW

£575,000 Freehold

A spacious three-bedroom detached home set on a generous plot in a highly regarded Farncombe location, offering over 1,125 sq ft of accommodation, a substantial rear garden, driveway and garage, with excellent potential to modernise and extend (STPP).





116 - 118 High Street, Godalming, Surrey, GU7 1DJ | 01483 420 555 | sales@seymours-godalming.co.uk

Seymours

Your property partner for life

An attractive and well-proportioned three-bedroom detached home occupying a generous plot on the ever-popular Furze Lane, offering excellent scope for modernisation and extension (subject to the usual consents), with a substantial rear garden, driveway parking and garage.

Extending to approximately 1,125 sq ft of accommodation (plus garage), the property presents a rare opportunity to acquire a solid and spacious home that now offers clear potential to enhance and reconfigure to suit contemporary living.

The ground floor provides a traditional and practical layout. A welcoming entrance hall leads through to the dining room positioned to the front of the house, while to the rear sits an impressive 20ft sitting room enjoying a pleasant outlook across the garden and direct access via sliding doors to the patio. The proportions of this room allow for clearly defined seating and entertaining areas and it forms the natural heart of the home.

The kitchen is situated centrally and overlooks the garden, fitted with a range of units and work surfaces. While functional, it offers excellent scope for redesign and reconfiguration to suit modern open-plan living, subject to the usual consents.

Also on the ground floor is a shower room and WC, adding useful flexibility for guests or multigenerational living. Internal access leads through to the attached garage.



Externally, the property truly excels. The rear garden is particularly generous in size, mainly laid to lawn with a patio adjoining the house and a pathway leading to the rear boundary. A substantial detached outbuilding/workshop provides excellent storage or hobby space. To the front, a gravel driveway provides off-road parking and leads to the garage, with an area of lawn enhancing kerb appeal.

The overall plot size, garage positioning and side access present clear opportunities for extension to the side and rear (STPP), making this an exciting prospect for buyers seeking to create a long-term family home in a highly regarded residential setting close to local schools, amenities and Farncombe's mainline station.









