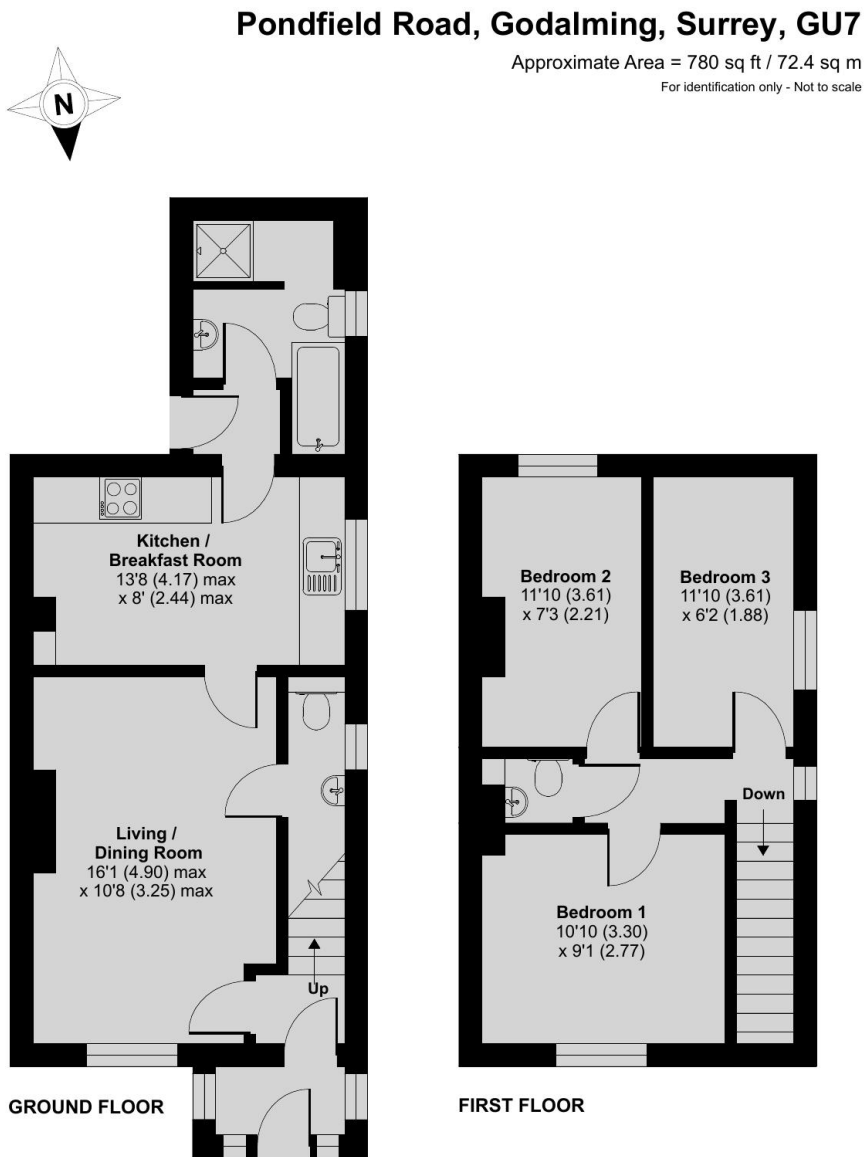




Front Garden Cottage, 22 Pondfield Road, Farncombe, GU7 3JS

£425,000 Freehold

Well-presented semi-detached home with gated parking and a private courtyard in the heart of Farncombe. Offering a wonderful blend of character and contemporary comfort, this deceptively spacious home provides well-balanced accommodation of around 780 sq ft with three bedrooms, a modern bath and shower room, and a superb living space. Set behind gates with off-road parking and a private courtyard garden, it enjoys a convenient position within the heart of Farncombe, close to the station and Godalming town centre.



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: 1394143

| Bedrooms | Bathrooms | EPC Rating | Sq Ft | Station   | Council Tax | Service Charge | Ground Rent |
|----------|-----------|------------|-------|-----------|-------------|----------------|-------------|
| 3        | 1         | C          | 780   | 0.3 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 £1750 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

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Set back from the road behind mature planting and a gated driveway, this attractive semi-detached home immediately offers a reassuring sense of privacy and independence. From the moment you arrive, the leafy approach and enclosed frontage create a welcoming first impression, while the property's well-presented exterior hints at the quality of accommodation within.

A traditional front door opens into a central hallway, from which the principal living spaces unfold with a natural and well-balanced flow. The generous living and dining room stretches to over 16ft in length and is a particularly appealing room, centred around a striking period-style fireplace that forms a wonderful focal point. With space for both relaxed seating and a dining table, it is perfectly suited to everyday living as well as entertaining, and enjoys a calm, comfortable atmosphere throughout.

From here, the hallway leads through to a beautifully fitted kitchen/breakfast room that combines sleek contemporary cabinetry with excellent practicality. Gloss white units and marble-effect work surfaces provide extensive storage and preparation space, complemented by an integrated oven, gas hob and extractor, together with space for a fridge/freezer and washing machine. A window over the sink brings in plenty of natural light and looks out onto the courtyard, while a breakfast table fits neatly into the room, creating a lovely spot for informal meals.

The ground floor features a modern bathroom with both a full-size bath and a separate shower, while the first floor provides a convenient cloakroom with WC and wash basin - together offering excellent practicality for everyday living and guests alike.

Upstairs, the first floor provides three well-proportioned bedrooms, all of which enjoy good ceiling heights and natural light. The main bedroom is a comfortable double, while the two additional bedrooms are both ideal as guest rooms, children's bedrooms or home offices.



Outside, the house enjoys a private, enclosed paved courtyard that provides a practical and low-maintenance outdoor space. Enclosed by fencing, it offers a simple and private spot for outdoor seating and potted plants, creating a useful extension of the living accommodation. Gated off-road parking provides a hugely valuable and increasingly rare asset in this location, offering both convenience and security.

Perfectly placed within Farncombe, the property lies within easy reach of the village centre and mainline railway station, which provides direct services to London Waterloo. Godalming High Street, with its wide range of shops, cafés and restaurants, is also close at hand, while the surrounding countryside and River Wey towpath offer excellent opportunities for walking and outdoor recreation.

