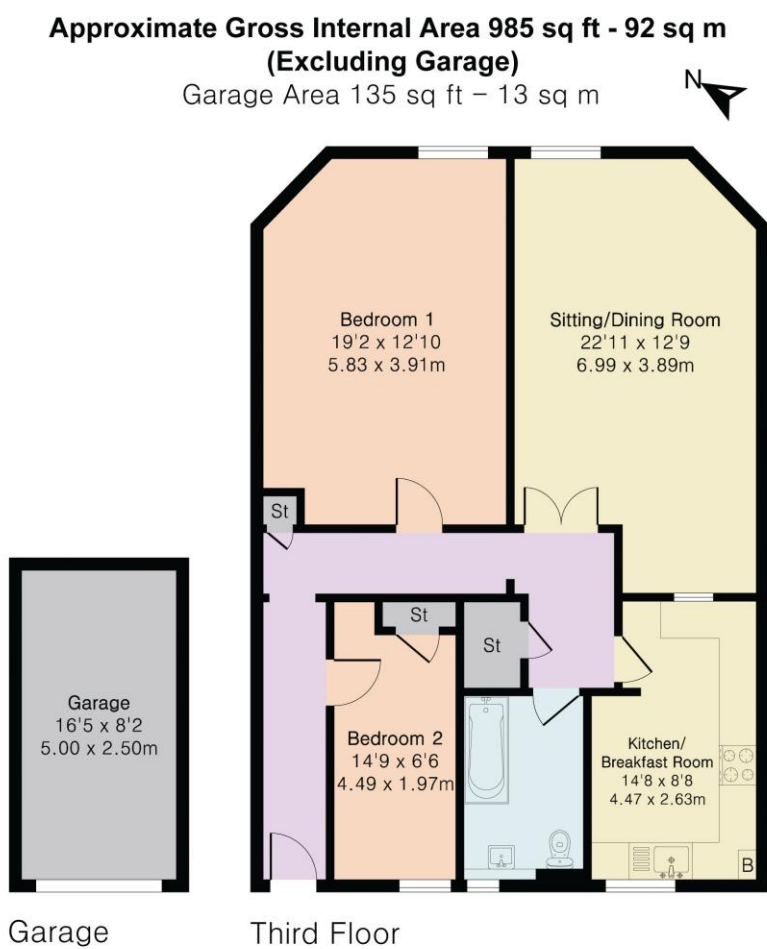




73 Chapel Fields, Charterhouse Road, GU7 2AA

£315,000 Leasehold

A spacious and well-presented two-bedroom third-floor apartment offering approximately 985 sq ft of accommodation, featuring an impressive 22'11 sitting/dining room, separate kitchen/breakfast room, generous principal bedroom, versatile second bedroom/home office, garage and attractive leafy surroundings, conveniently situated within easy reach of Godalming town centre and under a mile to the mainline station with direct services to London Waterloo.



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.



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	C	985	0.8 miles	Band D	Advised £2,281.92 PA	Advised £100 PA

Lease Length – Advised 107 years 1 month remaining. (Published October 2026).

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 £TBC 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.



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Situated within the established Chapel Fields development, just off Charterhouse Road, this spacious and well-presented two-bedroom third-floor apartment offers approximately 985 sq ft of generously proportioned accommodation. Featuring an impressive sitting/dining room, separate kitchen/breakfast room, substantial principal bedroom and versatile second bedroom currently arranged as a home office, the property is further complemented by attractive wood-effect flooring, excellent built-in storage and a separate garage. Surrounded by mature trees and established greenery, the apartment enjoys a delightful leafy outlook whilst remaining conveniently positioned for Godalming town centre and mainline stations.

Chapel Fields is an established residential development characterised by distinctive brick-built architecture, landscaped communal surroundings and mature planting. A pathway bordered by established shrubs and overhanging trees leads to the communal entrance, creating a welcoming approach with a pleasant sense of seclusion.

Upon entering the apartment, a welcoming hallway provides access to the accommodation, with attractive wood-effect flooring extending through much of the property to create a cohesive and contemporary feel. Several built-in cupboards offer valuable practical storage, whilst glazed internal double doors lead through to the principal reception room, enhancing the sense of light and space.

The particularly impressive sitting/dining room provides a wonderfully versatile space for both relaxing and entertaining, comfortably accommodating substantial lounge furniture alongside a dedicated dining area. Large windows frame attractive leafy views across the surrounding trees, filling the room with natural light, whilst neutral décor and wood-effect flooring create a comfortable, contemporary atmosphere.

Adjoining the sitting/dining room, the separate kitchen/breakfast room offers an excellent amount of worktop and cupboard space. Distinctive olive-green cabinetry is complemented by contrasting wood-effect detailing, light-coloured work surfaces and tiled splashbacks, creating a characterful retro-inspired appearance. Appliances include a fitted oven with gas hob, together with space for additional freestanding appliances. A window above the sink provides natural light, whilst the room offers scope for a small breakfast area if desired.

The principal bedroom is particularly generous, comfortably accommodating a king-size bed, substantial wardrobes and additional furniture. A large window allows natural light to fill the room whilst enjoying attractive elevated views towards the surrounding greenery. A soft green feature wall and attractive wood-effect flooring further enhance the restful and welcoming atmosphere.



The second bedroom is currently arranged as a dedicated home office, demonstrating the flexibility of the accommodation. With space for a desk, shelving and additional furniture, it could equally serve as a guest bedroom, nursery or hobby room. Completing the accommodation is a well-proportioned family bathroom, fitted with a panelled bath and shower attachment, pedestal washbasin and WC, complemented by neutral wall tiling and a window allowing plenty of light into the room.

Outside, the property benefits from attractive communal surroundings, where established trees, mature hedging and landscaped planting create a pleasantly green environment. The development is approached via an internal access road, with pathways connecting the residential buildings and parking areas. A further advantage is the separate garage, providing useful secure parking or additional storage.

Chapel Fields enjoys a convenient position within the popular Charterhouse area of Godalming, combining an attractive leafy setting with easy access to the town's excellent amenities and transport connections. Godalming's historic High Street offers a wonderful selection of independent shops, cafés, restaurants and leisure facilities, whilst nearby Farncombe provides further everyday amenities.

Both Godalming and Farncombe mainline stations are approximately 0.8 miles away, providing regular services to London Waterloo, whilst the nearby A3 offers convenient connections towards Guildford, London and the south coast.

