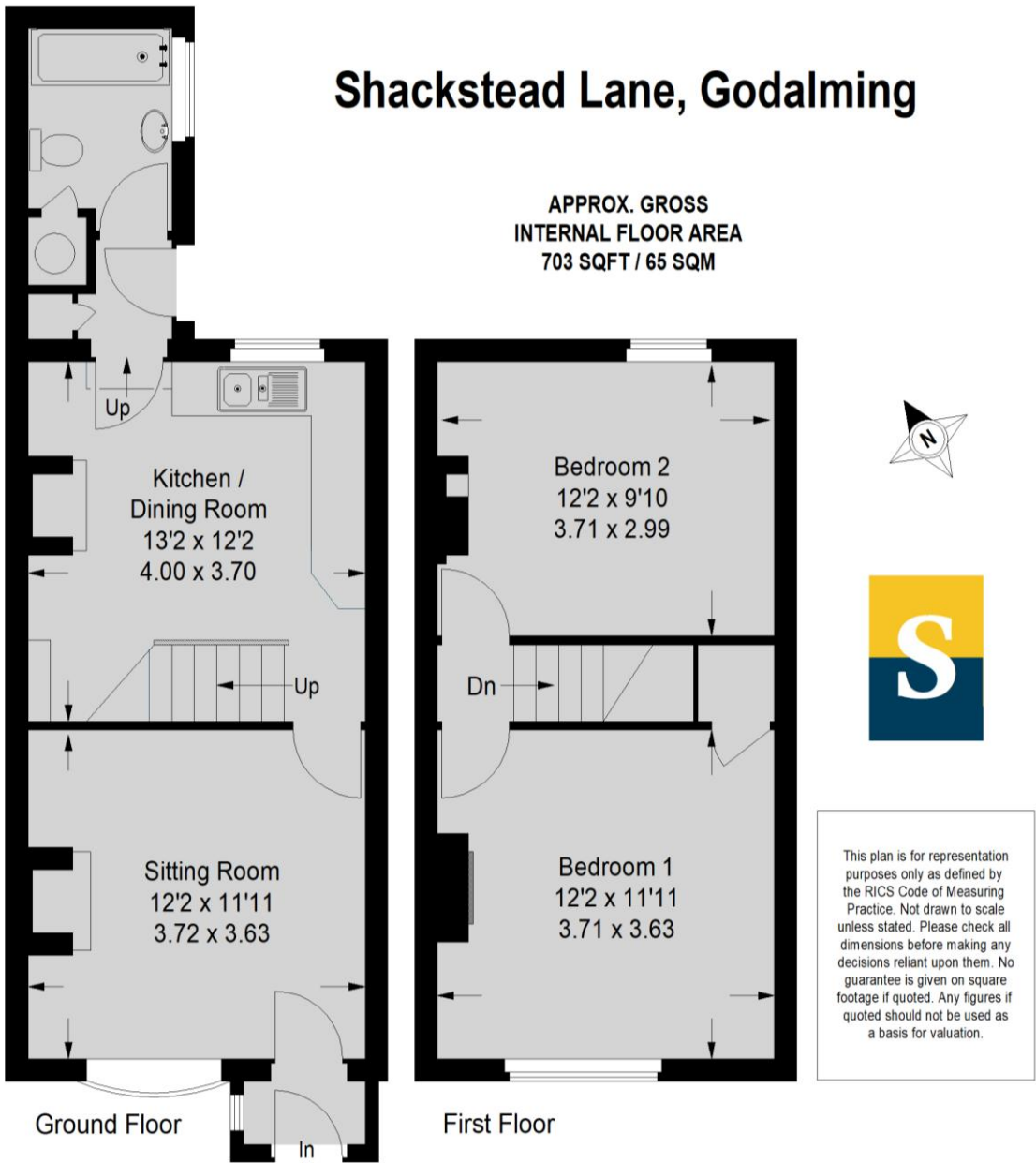






47 Shackstead Lane, Godalming, GU7 1RL

£450,000 Freehold

A truly stunning semi-detached Victorian cottage, beautifully presented throughout and offering an exceptional blend of charm, character and contemporary style, ideally positioned within easy reach of Godalming High Street, the mainline station and highly regarded local schools.



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	D	703	0.7 miles	Band D	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 £1950 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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From the outset, this attractive home impresses with its classic period façade and welcoming approach. Inside, the property has been thoughtfully styled to create a warm and inviting atmosphere, with a careful balance of original features and modern finishes.

The sitting room is a particularly idyllic space, centred around a striking exposed brick fireplace with a wood-burning stove, creating a cosy focal point. Engineered wood flooring and tasteful décor enhance the sense of warmth, while natural light flows through the room, making it equally suited to both relaxing evenings and entertaining.

To the rear, the kitchen/dining room is generously proportioned and forms the true heart of the home. Beautifully arranged with a range of fitted units, ample work surfaces and space for dining, it offers both practicality and style. The room enjoys a lovely outlook over the garden and provides direct access outside, creating a seamless connection between indoor and outdoor living.

Upstairs, the property continues to impress with two well-proportioned double bedrooms. The principal bedroom is a particularly comfortable and light-filled space, complemented by built-in storage, while the second bedroom offers versatility as a guest room, nursery or home office. A contemporary bathroom with underfloor heating completes the accommodation, finished in a clean and modern style.



Externally, the gardens are a standout feature of the property. The rear garden is thoughtfully landscaped and arranged over tiers, offering a variety of seating areas ideal for relaxing or entertaining, along with an attractive outlook towards mature woodland beyond. A useful shed provides storage, with scope for a home office in this area, subject to the usual consents.

This is a rare opportunity to acquire a beautifully styled period home in a highly convenient and sought-after location, offering character, comfort and lifestyle in equal measure.

