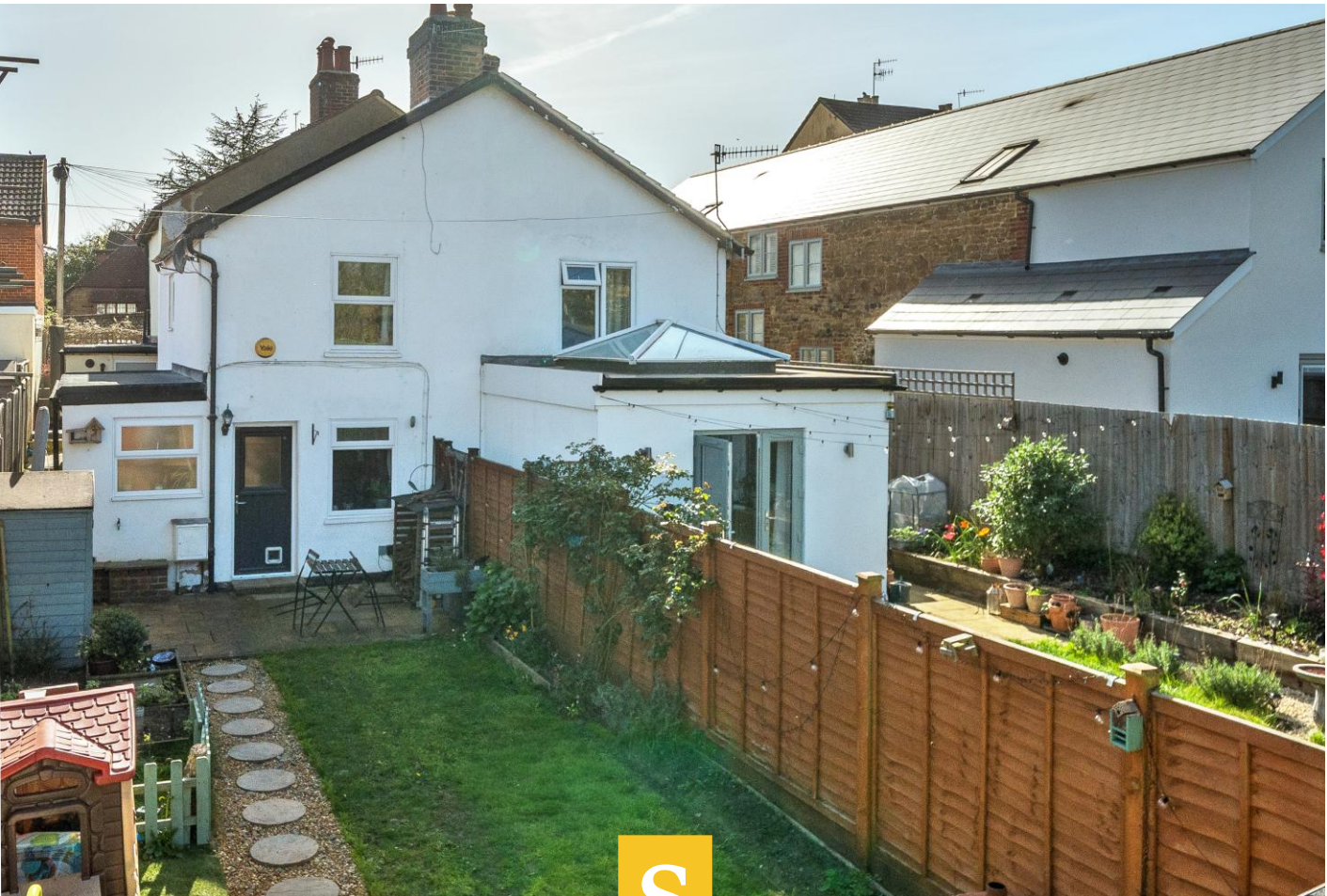
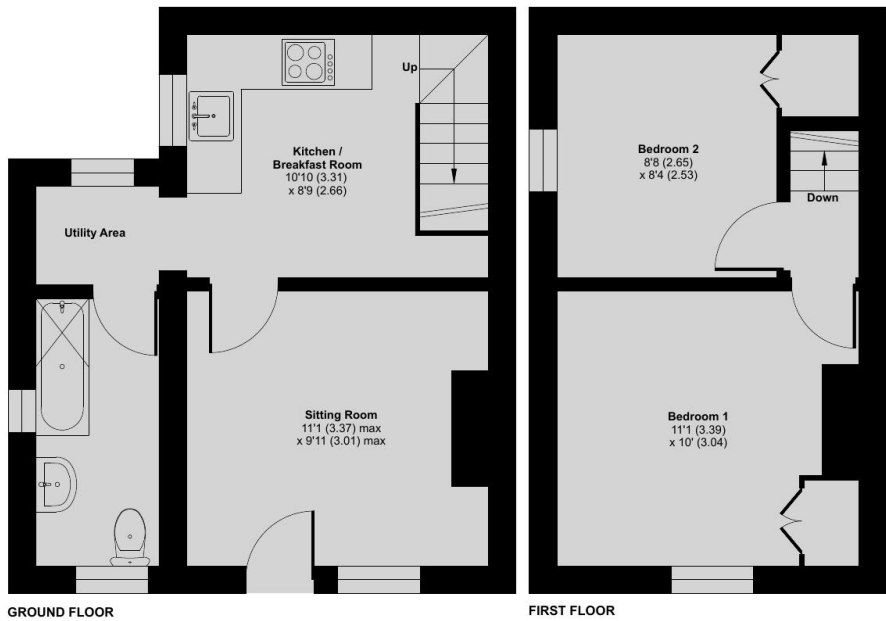


Kings Road, Godalming, GU7

Approximate Area = 488 sq ft / 45.3 sq m
For identification only - Not to scale



22 Kings Road, Farncombe, GU7 3ET

£365,000 Freehold

A charming and characterful two-bedroom home, beautifully blending period features with modern touches, enjoying a south-facing garden and a convenient location in the heart of Farncombe, close to the mainline station with direct trains to London Waterloo.

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: 1436220



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	D	488	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 £1650 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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This attractive home offers a wonderful balance of character and practicality, with exposed beams, a feature fireplace and a warm, inviting feel throughout. Thoughtfully arranged across two floors, the property provides well-proportioned accommodation ideally suited to first-time buyers, downsizers or investors alike.

The ground floor is centred around a cosy sitting room, where exposed timbers and a charming fireplace create a real focal point, giving the space both personality and comfort. This leads naturally through to the kitchen/breakfast room positioned to the rear, fitted with a range of shaker-style units, wood effect worktops and space for appliances.

Also on the ground floor is the family bathroom, fitted with a white suite including a bath with overhead shower, completing the practical layout.

Upstairs, the property offers two well-proportioned double bedrooms arranged around a central landing, both enjoying excellent natural light and a bright, comfortable feel. The principal bedroom is particularly generous, creating a calm and inviting retreat.

Outside, the south-facing rear garden is a particularly appealing feature, offering a combination of patio and lawn with space for seating and entertaining. The garden is enclosed and provides a pleasant setting for both relaxing and family use.



Situated in the heart of Farncombe, the property enjoys a particularly convenient position close to a range of local amenities and well-regarded schools. Broadwater Lake and its surrounding green spaces are nearby, offering lovely walks and a peaceful setting. Farncombe mainline station is within easy reach, providing direct services to London Waterloo, while Godalming town centre offers a wider selection of shops, cafés and restaurants.

Parking is conveniently catered for with nearby on-street options, complemented by the Meadow car park just a short walk away. For more regular use, residents can apply for a range of permits or season tickets (subject to availability), with costs currently from approximately £63 per month or £633 per annum, providing a practical and cost-effective solution for ongoing parking needs.

