



20 APPLETREE CLOSE

GODALMING • SURREY

APPLETREE CLOSE, GODALMING, SURREY, GU7 1TY

Occupying a desirable position within this sought-after residential cul-de-sac, this substantial four-bedroom detached family home offers over 1,800 sq ft of versatile accommodation, beautifully maintained gardens and generous driveway parking. Thoughtfully arranged for modern family living, the property combines spacious reception areas with practical day-to-day functionality, all within easy reach of Godalming town centre, excellent schools and the mainline station.

A covered entrance porch opens into a welcoming entrance hall where engineered oak flooring creates an immediate sense of warmth and quality. Glazed double doors lead through to the main accommodation, allowing natural light to filter through the space, whilst a large built-in storage cupboard provides excellent everyday practicality for coats, shoes and household essentials. The ground floor is thoughtfully arranged for modern family living and further benefits from a cloakroom, a dedicated study ideal for home working, and a separate utility room fitted with complementary cabinetry and worktops, keeping laundry and household appliances discreetly out of sight.

The heart of the home is undoubtedly the spacious kitchen/dining room, a superb entertaining space extending to over 17 feet in length. Beautifully fitted with stylish Shaker-style cabinetry, solid wood worktops and glazed display units, the kitchen provides extensive storage and preparation space. A substantial kitchen peninsula incorporates open shelving and wine storage and provides extra dedicated preparation space, whilst a range-style cooker with gas hob creates an attractive focal point. Warm engineered oak flooring flows throughout, complemented by recessed ceiling lighting and a striking coloured glass splashback. There is ample space for a large dining table, making this a sociable hub for both everyday family life and entertaining.

The adjoining family room is a particularly generous reception space and enjoys lovely views over the rear garden and provides direct access to outside. Equally suited as a formal dining room, playroom or second sitting room, this versatile space provides valuable flexibility for growing families.

The principal sitting room is a wonderfully comfortable retreat, featuring plush carpeting, a handsome fireplace with sandstone surround and a large front-facing window which fills the room with natural light. Its generous proportions create an ideal setting for both relaxing and entertaining, while the open staircase adds a wonderful sense of volume and openness, enhancing the overall feeling of space throughout the home.

Stairs rise from the sitting room to a spacious first-floor landing, creating an airy central circulation space and giving access to all four bedrooms and the family bathroom. The principal bedroom enjoys a pleasant outlook over the front and benefits from an attractive archway leading through to a dedicated dressing room with fitted wardrobes, which in turn provides access to the en-suite shower room. Three further bedrooms are all well-proportioned and served by the family bathroom, offering excellent flexibility for growing families, guests or home working.



CONTACT: IAN BOND

116-118 HIGH STREET, GODALMING, SURREY, GU7 1DJ

01483 420 555

IAN@SEYMOURS-GODALMING.CO.UK





ACCOMMODATION & SPECIFICATION

Substantial detached family home extending to approximately 1,835 sq ft including garage * Four well-proportioned bedrooms and two bath/shower rooms * Impressive principal suite with dressing room and en-suite shower room * Three versatile reception areas including a generous family room * Spacious kitchen/dining room with Shaker-style cabinetry and kitchen peninsula * Separate study ideal for home working * Utility room and ground floor cloakroom * Sitting room featuring a fireplace with sandstone surround and plush carpeting * Mature rear garden with decked entertaining terrace and feature apple tree * Driveway parking *





OUTSIDE

The rear garden is a particular feature of the property. A substantial decked terrace adjoins the house, creating an ideal space for outdoor dining and summer entertaining. Beyond lies a broad expanse of lawn bordered by mature shrubs, established planting and specimen trees, creating an attractive setting throughout the year. A magnificent mature apple tree forms a striking focal point at the centre of the garden, providing both character and seasonal interest.

To the front, the property enjoys excellent kerb appeal with a covered porch, mature planting and a private driveway providing off-road parking.



SERVICES & LOCAL AUTHORITY

Tenure	Freehold
EPC Rating	C
Council Tax Rating	Band G
Local Authority	Waverley Borough Council
Services	Mains water, drainage and electricity. Gas central heating to radiators

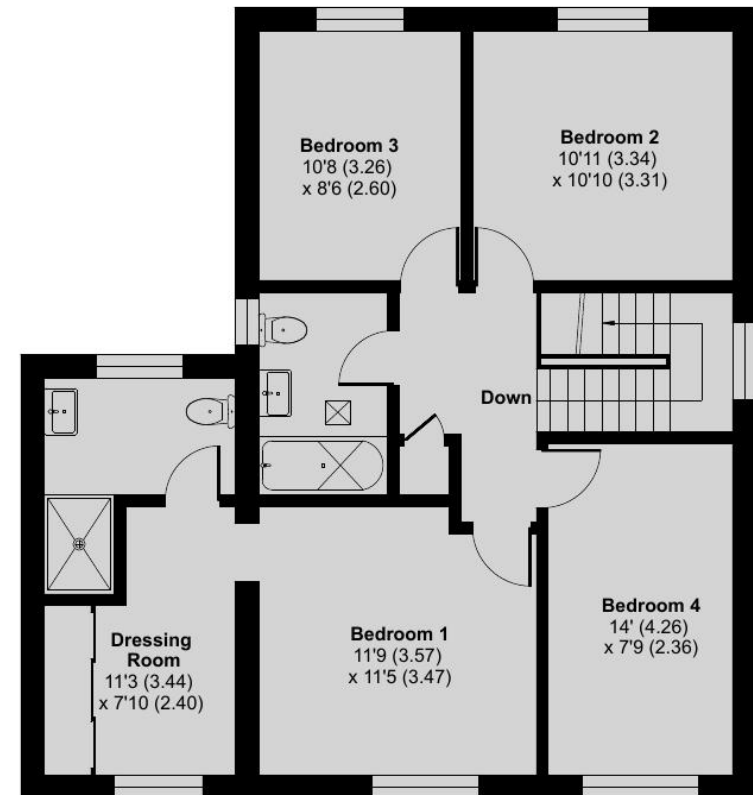
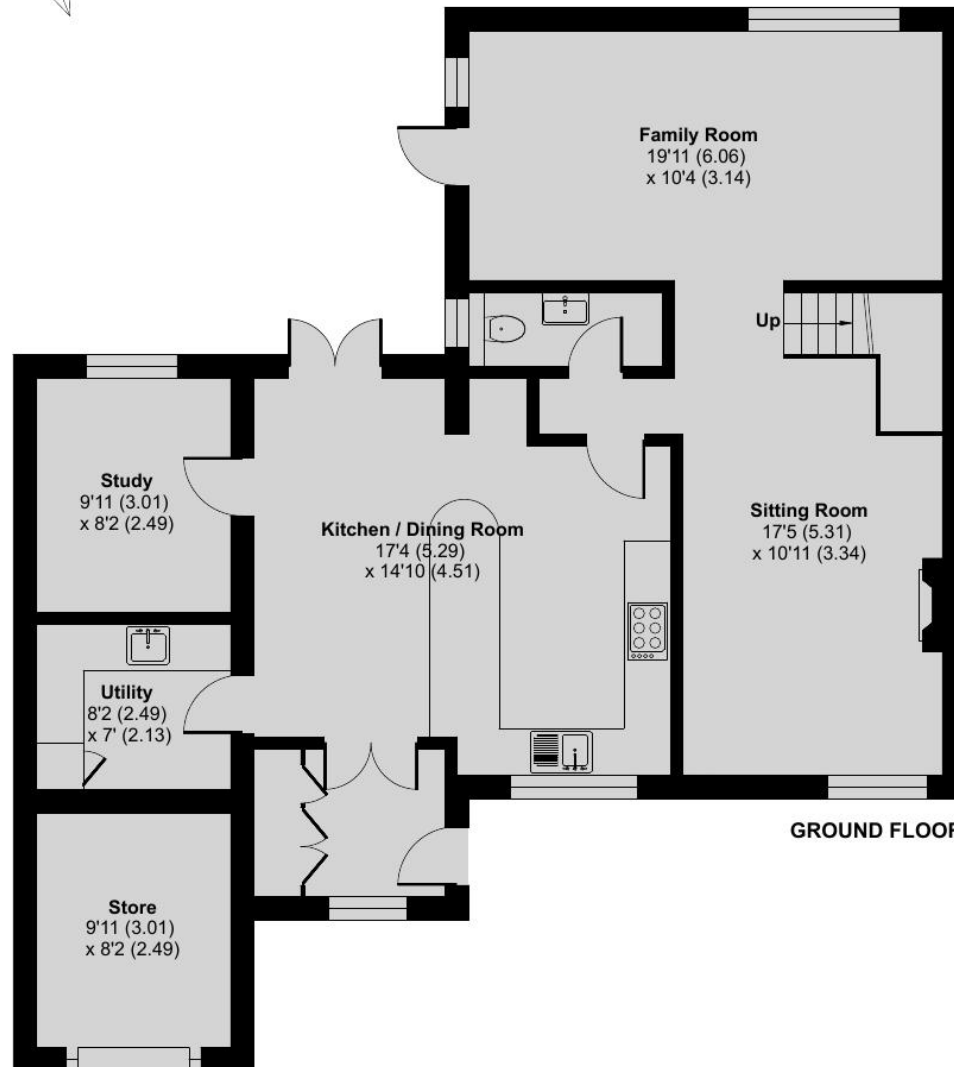
Appletree Close, Godalming, Surrey, GU7

Approximate Area = 1754 sq ft / 162.9 sq m

Store = 81 sq ft / 7.5 sq m

Total = 1835 sq ft / 170.4 sq m

For identification only - Not to scale



FIRST 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: 1466224





Seymours

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

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