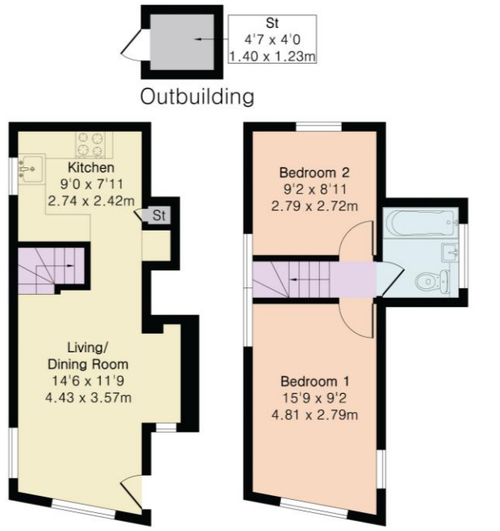
Approximate Gross Internal Area 544 sq ft - 51 sq m
(Excluding Outbuilding)
Ground Floor Area 267 sq ft – 25 sq m
First Floor Area 277 sq ft – 26 sq m
Outbuilding Area 19 sq ft – 2 sq m



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.

Seymours

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	F	544	0.1 miles	Band D	N/A	N/A

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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Seymours



Tudor Cottage, 12 Mill Lane, Godalming, GU7 1EY

£450,000 Freehold

A charming Grade II listed, two-bedroom period cottage, rich in historic character and ideally positioned in the heart of Godalming. Offering approximately 544 sq ft of accommodation, this delightful home features magnificent exposed timber beams, a characterful living/dining room with inglenook-style fireplace and wood-burning stove, a cottage-style kitchen and two bedrooms with impressive vaulted ceilings. Further benefits include a private, tiered courtyard garden and scope for sympathetic updating, all within a short stroll of Godalming High Street and mainline railway station.





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

Seymours

Your property partner for life

Occupying a charming position along Mill Lane, within the heart of historic Godalming, Tudor Cottage is a delightful Grade II listed, two-bedroom period home offering approximately 544 sq ft of accommodation arranged over two floors. Filled with historic charm, the property showcases a wonderful collection of exposed timber beams, attractive brickwork, vaulted ceilings and traditional cottage features, complemented by a private, tiered courtyard garden. Whilst offering scope for sympathetic updating and personalisation, this enchanting home presents a rare opportunity to acquire a characterful listed cottage in an exceptionally convenient town centre setting.

The front door opens directly into a welcoming living/dining room, where an abundance of original features immediately creates a wonderful sense of character. Beautifully exposed timber ceiling beams, attractive herringbone parquet flooring and a magnificent inglenook-style fireplace with exposed brickwork, substantial oak beams and wood-burning stove combine to create a particularly inviting space. Charming recessed niches and a small leaded window add further period interest, whilst a traditional casement window overlooks the front of the property.

Flowing naturally from the living/dining room, the adjoining kitchen continues the cottage's characterful appeal with further exposed ceiling beams, pale shaker-style cabinetry, wooden worktops and a traditional Belfast sink positioned beneath a window. A useful breakfast bar provides additional preparation space, whilst an integrated oven, electric hob, contemporary curved glass extractor hood and space for free-standing appliances offer everyday practicality. Complemented by tiled flooring, the kitchen makes excellent use of the available space.

A staircase rises from the ground floor to the first-floor landing, providing access to two appealing bedrooms and the family bathroom. The principal bedroom is particularly charming, featuring a striking vaulted ceiling with an impressive arrangement of exposed timber rafters and crossbeams. Traditional timber-framed walls and characterful casement windows, including an attractive upper window with wooden shutters, further enhance the room's delightful cottage atmosphere.

The second bedroom enjoys similarly attractive period features, with exposed timber beams extending into the vaulted ceiling, a pretty casement window with timber shutters and carpeting underfoot. Completing the first-floor accommodation is a bathroom fitted with a panelled bath, washbasin and WC, complemented by tiled walls and a window.



** 0.2 Mile Walk to the High Street **

Outside, Tudor Cottage benefits from a charming enclosed courtyard garden providing an attractive and peaceful setting. A paved seating area provides space for outdoor dining or relaxation with established planting and climbing greenery adding to its cottage-garden appeal. Timber steps lead to an elevated lawned area, where mature shrubs, trees and established borders create an attractive, leafy backdrop. A small external store provides useful additional storage.

Tudor Cottage enjoys an enviable position in the heart of Godalming, just moments from the town's picturesque High Street, with its excellent selection of independent boutiques, cafés, restaurants, traditional public houses and everyday amenities. The town is renowned for its attractive period architecture, historic character and beautiful riverside walks along the River Wey, whilst nearby countryside provides further opportunities for outdoor pursuits. Godalming mainline railway station offers regular services towards London Waterloo and Portsmouth, making the location particularly appealing to commuters. The surrounding area is also well served by highly regarded schools, including Godalming College, whilst the A3 provides convenient road connections to Guildford, London and the south coast.









