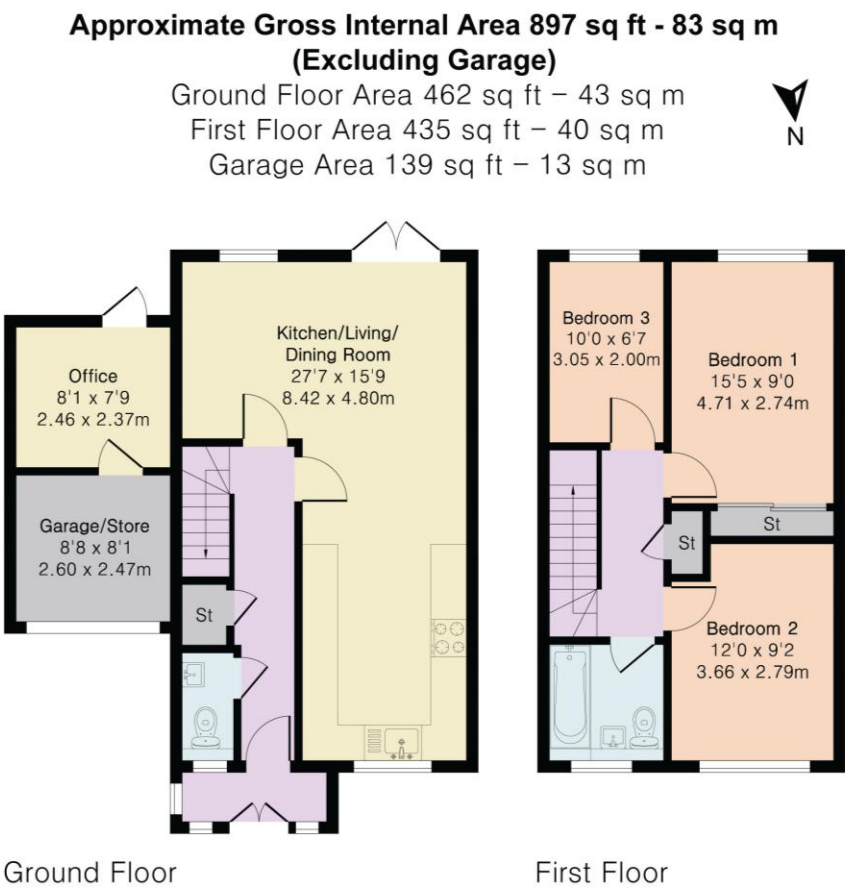




8 High Ridge, Godalming, GU7 1YE

£550,000 Freehold

A well-presented three-bedroom home in a convenient Godalming setting, offering approximately 897 sq.ft of bright and thoughtfully arranged accommodation. The superb 27ft open-plan kitchen/living/dining room forms the heart of the house, opening directly onto an attractive south-facing rear garden. Further highlights include a separate home office, ground-floor cloakroom, family bathroom, excellent built-in storage and an attached garage/store.

loor 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
3	1	C	879	0.96 miles	Band E	N/A	N/A

Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

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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Well-presented throughout and ideally suited to modern family life, this three-bedroom home offers approximately 897 sq.ft of thoughtfully arranged accommodation, excluding the garage, with a particularly impressive open-plan ground floor, separate home office and an attractive rear garden.

The front door opens into a welcoming entrance hall, where useful built-in storage and a ground-floor cloakroom provide everyday practicality. From here, the accommodation opens into the superb kitchen/living/dining room, an impressive space extending to approximately 27'7 and creating a wonderfully sociable heart to the home.

Wood-effect flooring runs throughout this open-plan space, helping to visually connect its different areas. The kitchen is positioned to the front and has been fitted with a smart range of pale Shaker-style cabinetry, complemented by light work surfaces and a peninsula arrangement that provides additional preparation and storage space while maintaining a natural connection with the dining area. Integrated cooking appliances include an induction-style hob with contemporary stainless-steel extractor above, while a wide window over the sink brings plenty of light into the kitchen.

Moving through the room, there is ample space for a dining table before the layout flows naturally into the sitting area at the rear. This is a particularly inviting part of the house, with a contemporary vertical radiator and French doors opening directly onto the garden terrace, creating an easy transition between the indoor and outdoor spaces.

An additional office sits alongside the main house and provides a valuable dedicated space for home working, hobbies or study. Benefiting from its own external door and a rooflight, it offers useful flexibility while remaining conveniently connected to the garage/store.

Upstairs, the landing gives access to three bedrooms and the family bathroom, together with additional built-in storage. The principal bedroom is a generous double measuring approximately 15'5 at its maximum and incorporates an extensive run of fitted sliding wardrobes. Bedroom two is another well-proportioned double, while the third bedroom makes an excellent child's room, nursery or further study.

The family bathroom is finished with neutral tiling and a decorative mosaic border, incorporating a panelled bath with glazed shower screen, fitted vanity storage and WC, while a window provides natural ventilation.



Outside, the south-facing rear garden has been thoughtfully arranged to provide an appealing extension of the living space. A paved terrace immediately adjoins the house, complete with an electric awning for welcome shade, creating an excellent setting for outdoor seating and dining. A timber pergola defines a second seating area, while established beds and borders are filled with a varied selection of flowering plants and shrubs. Young pleached-style trees along one boundary will provide increasing greenery and screening as they mature, and the central garden is predominantly laid to lawn with timber fencing providing defined boundaries.

The property also benefits from an attached garage/store of approximately 139 sq.ft, adding valuable storage alongside the separate office.

High Ridge is conveniently positioned for Godalming's historic town centre, with its broad selection of independent shops, cafés, restaurants and everyday amenities. Godalming mainline station is approximately 1 mile away and provides services towards Guildford and London Waterloo, with the journey to Waterloo taking approximately 45 minutes. Godalming College is particularly close by at approximately 0.14 miles, while a number of well-regarded state and independent schools are available throughout the surrounding area. The nearby A3 also provides convenient road connections towards Guildford, London and the south coast.

