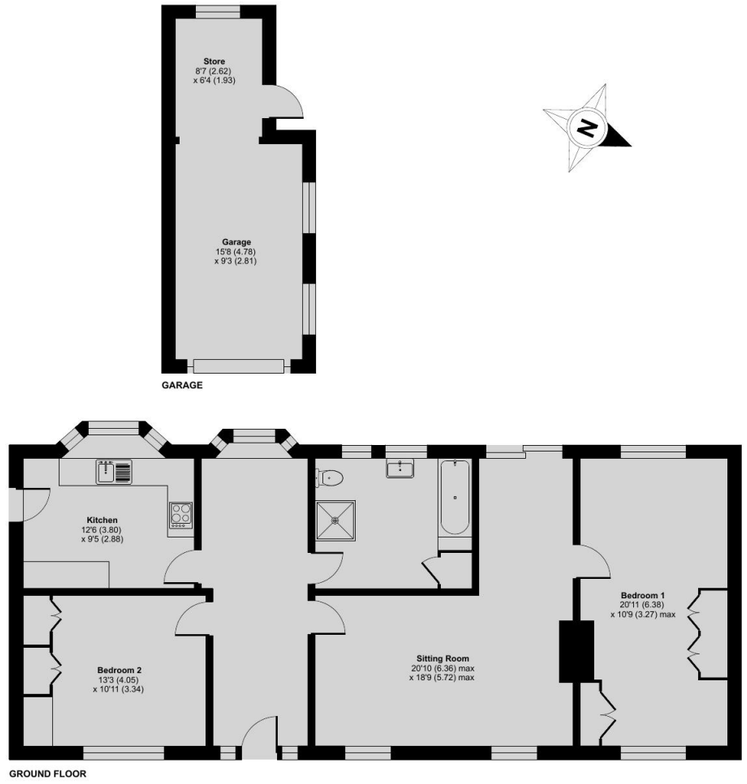
Seymours

Tuesley Lane, Godalming, Surrey, GU7

Approximate Area = 1083 sq ft / 100.6 sq m
Garage = 202 sq ft / 18.7 sq m
Total = 1285 sq ft / 119.3 sq m
For identification only - Not to scale



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: 1463444

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	E	1083	0.87 miles	Band E	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 £2050 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.



Bienvenido, Tuesley Lane, Godalming, GU7 1SJ

£950,000 Freehold

Spacious detached bungalow on a generous plot with a sweeping through driveway, detached garage and beautifully mature gardens, offering excellent scope for modernisation in one of Godalming's most sought-after residential locations.





Seymours

Your property partner for life

Occupying an impressive plot along the highly regarded Tuesley Lane, Bienvenido presents a rare opportunity to acquire a detached bungalow of excellent proportions, surrounded by mature gardens and offering tremendous potential for enhancement and extension (STNC).

A sweeping in-and-out driveway creates an immediate sense of arrival, providing extensive parking alongside a detached garage. Set back from the road, the property enjoys a wonderful position with attractive gardens wrapping around the home.

Stepping inside, a welcoming central hallway instantly sets the tone. Rich wood-panelled walls create a distinctive character feature, while the light grey carpeting and abundance of natural light give the space an unexpectedly bright and airy feel. A charming bay window at the far end provides the perfect spot for a reading nook or occasional seating area overlooking the garden.

Positioned to the rear of the property, the generously proportioned sitting room is undoubtedly the heart of the home. This impressive dual-aspect space is flooded with natural light and centres around a handsome fireplace, creating an attractive focal point. There is ample room for both seating and dining areas, making it ideal for entertaining or family gatherings. Glazed doors open directly onto the rear terrace, seamlessly connecting the indoor and outdoor spaces during the warmer months.

The kitchen enjoys delightful garden views through a characterful bay window and features timber detailing including an exposed beam above the sink area. Offering a practical layout with plenty of worktop space and storage, the room also benefits from a glazed door providing direct access outside.

Both bedrooms are exceptionally well-proportioned and benefit from fitted storage. The principal bedroom is a particularly impressive dual-aspect room, enjoying garden views and offering an abundance of natural light throughout the day. The second bedroom is equally generous and features extensive fitted wardrobes, making it ideal as a guest room, home office or additional principal suite.

Serving the bedrooms is a spacious family bathroom fitted with both a separate shower cubicle and a panelled bath with shower attachment. Timber cabinetry beneath the wash basin and the timber-panelled bath surround add warmth and character to the room, while a paid of windows ensure excellent natural light.



Outside, the gardens are a particular highlight. Predominantly laid to lawn, the garden is interspersed with mature trees, established shrubs and colourful planting, creating a peaceful feel. A generous patio provides an excellent space for outdoor dining and entertaining, while a unique solar-dome greenhouse offers an eye-catching feature for keen gardeners. The mature landscaping creates a wonderful sense of seclusion and provides year-round interest.

The detached garage and extensive driveway parking further enhance the property's appeal, while the bungalow's largely original presentation presents a fantastic opportunity for a purchaser to modernise and personalise to their own tastes.

Location: Tuesley Lane is one of Godalming's most desirable residential addresses, enjoying a peaceful setting whilst remaining conveniently close to the town centre. Godalming offers an excellent selection of independent shops, cafés, restaurants and supermarkets, together with a mainline railway station providing direct services to London Waterloo. The surrounding area is renowned for its beautiful countryside, with the nearby Surrey Hills Area of Outstanding Natural Beauty, Winkworth Arboretum and numerous woodland walks offering exceptional opportunities for outdoor recreation. The property is also well placed for a selection of highly regarded schools and provides easy access to Guildford, the A3 and wider commuter routes.









