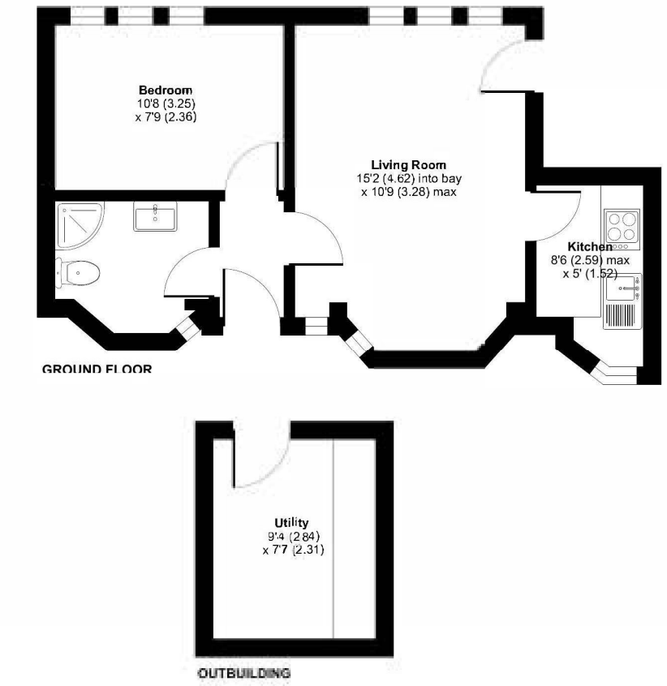
Seymours

Wyatts Close, Godalming, GU7

Approximate Area = 350 sq ft / 32.5 sq m
Outbuilding = 71 sq ft / 6.5 sq m
Total = 421 sq ft / 39 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Seymours Estate Agents. REF: 980423



6 Wyatts Almshouses, Wyatts Close, Godalming, GU7 3BY

£310,000 Leasehold

An exceptional Grade I listed ground floor apartment forming part of the historic Wyatts Almshouses, beautifully combining period charm with tasteful contemporary styling. Featuring exposed beams, a stunning inglenook fireplace, a landscaped garden, a useful detached utility outbuilding, allocated parking and visitor parking. The property enjoys a highly convenient position close to the heart of Farncombe village, approximately half a mile from Farncombe mainline railway station, whilst remaining within easy reach of Godalming town centre.





Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
1	1	C	421	0.53 miles	Band B	Advised £2,221 pa	Advised None

Lease Length – Advised 993 years remaining. (Published 2026).

Services - The property has mains water, electricity, gas fired boiler suppling hot water and underfloor heating and mains drainage.

Rental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £1400 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.

Seymours

Your property partner for life

Tucked away within the highly regarded and historic Wyatts Almshouses development, this beautifully presented Grade I listed garden flat offers an outstanding blend of character, charm and modern-day practicality. Occupying a convenient position close to the heart of Farncombe village and within easy reach of Godalming town centre, the property is ideally placed for both local amenities and commuting. Farncombe mainline railway station is approximately 0.49 miles away, whilst Godalming station, approximately 1.23 miles distant, provides additional regular services to London Waterloo.

The property immediately impresses with its striking period façade of exposed Bargate stone, timber detailing and traditional brickwork, all combining to create an attractive and characterful first impression, whilst to the rear a covered porch provides a practical secondary entrance and useful sheltered access to the garden.

Internally, the accommodation flows beautifully and centres around a wonderfully characterful living room. This inviting space is rich in period features including exposed ceiling timbers, deep-set leaded light windows and a magnificent inglenook-style fireplace with exposed brick surround creating a superb focal point to the room. The layout provides ample space for both sitting and dining areas whilst maintaining a cosy and atmospheric feel, with the added benefit of underfloor heating throughout.

Positioned just off the reception room is the kitchen, thoughtfully fitted with a range of shaker-style units complemented by contrasting silestone work surfaces and integrated Bosch appliances, whilst retaining the properties traditional charm with exposed beams overhead and a pleasant outlook from the leaded light window. A door provides direct access outside, enhancing both practicality and day-to-day living.

The bedroom is particularly well-presented and enjoys a calm and comfortable feel with exposed timbers continuing the character theme, together with space for storage and attractive leaded light windows allowing for excellent natural light.





Completing the accommodation is a beautifully appointed shower room fitted with a contemporary suite comprising a curved glazed shower enclosure, vanity unit, WC and stylish tiling, all carefully balanced against the property's retained character features including exposed brickwork and original recessed detailing.

Externally, the property benefits from a charming and generously sized private garden incorporating lawned and seating areas together with established planting and timber fencing creating an attractive and enclosed setting ideal for outdoor relaxation and entertaining. The property also benefits from having access to the communal gardens. Of particular note is the detached outbuilding/utility room which has been thoughtfully fitted to accommodate laundry appliances and additional storage, freeing up valuable internal space within the property itself.

The property occupies a convenient position close to the heart of Farncombe village, where a good selection of local shops, cafés and everyday amenities can be found, whilst the historic High Street of Godalming is also within easy reach, offering a wider range of independent boutiques, restaurants and leisure facilities. The surrounding area also offers an abundance of scenic countryside, including walks along the nearby River Wey and within the Surrey Hills National Landscape.







