

Blackburn Way, Godalming, Surrey, GU7

Approximate Area = 1437 sq ft / 133.5 sq m (excludes garage)
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: 1486496

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
4	2	C	1437	0.79 miles	Band E	Advised £1080 pa	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 £2250 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.



63 Blackburn Way, Godalming, GU7 1JY

£625,000 Freehold

Spacious four-bedroom end-of-terrace family home offered to the market with no onward chain, enjoying an extended ground floor, conservatory, utility room, garage and an idyllic riverside setting backing onto the River Wey, within an exclusive private road development close to Godalming town centre and Farncombe mainline station.



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Occupying an enviable end-of-terrace position within the highly regarded Blackburn Way development, this spacious four-bedroom home offers approximately 1,437 sq ft of well-balanced accommodation arranged over three floors. Backing directly onto the River Wey and beautifully maintained communal gardens, the property enjoys a peaceful waterside setting whilst remaining within easy reach of Godalming town centre and Farncombe mainline station. Offered to the market with no onward chain, it also benefits from a thoughtfully designed side extension, garage and conservatory.

Step inside and the improvements are immediately apparent. The property has been extended to the side, allowing the cloakroom to be repositioned and creating a dedicated utility room, resulting in a noticeably larger and more welcoming entrance hall. Attractive wood-effect flooring flows through much of the ground floor, enhancing the bright and spacious feel.

Situated at the front of the house, the kitchen is well equipped with an extensive range of fitted cabinetry, generous work surfaces and a practical breakfast peninsula, perfect for casual dining. Wood-effect flooring complements the room, whilst there is ample space for freestanding appliances, making it an ideal hub for everyday living.

To the rear, the generously proportioned sitting room extends to over 16ft and enjoys an abundance of natural light. A handsome stone-effect fireplace provides an attractive focal point, while French doors open directly into the conservatory, allowing the accommodation to flow effortlessly for both family life and entertaining.

The conservatory is undoubtedly one of the highlights of the home. Featuring an attractive exposed brick wall, tiled flooring and a glazed roof, it provides a wonderful reception space with delightful views across the rear garden towards the River Wey. Whether used as a dining room, garden room or additional sitting area, it creates an idyllic connection between the house and its beautiful surroundings.

The side extension has also created an excellent utility room, fitted with contemporary cabinetry, work surfaces, space for a washing machine and additional storage. A large skylight floods the room with natural light, making it an exceptionally practical addition to the home.

Occupying the second floor are two impressive double bedrooms, both enjoying fitted wardrobes and direct access to a Jack and Jill shower room. The principal bedroom is particularly generous, with a range of built-in wardrobes and windows overlooking the rear aspect, whilst bedroom two is another excellent double. The Jack and Jill shower room is beautifully appointed with a shower cubicle, skylight, white heated towel rail and contemporary sanitaryware.

The first floor offers two well-proportioned bedrooms. Bedroom three is a generous double benefitting from fitted storage and a pair of windows which create a wonderfully bright atmosphere. Bedroom four is ideal as a child's bedroom, nursery, study or home office. These rooms are served by a spacious family bathroom featuring a bath, fitted vanity storage, chrome heated towel rail and duo tone tiling.



Outside, the rear garden provides a pleasant space that leads directly towards the riverbank. Immediately beyond lies an extensive area of beautifully maintained communal gardens, giving owners the benefit of substantial open green space without the upkeep. The property also enjoys direct access to the banks of the River Wey, creating a wonderful setting beside the water and enjoying the abundance of local wildlife.

Further enhancing the property is a garage, located within a nearby block, which benefits from an electric solar-powered door, together with additional residents' parking.

Blackburn Way is an exclusive private road development renowned for its peaceful riverside setting. Godalming's historic High Street is within easy reach, offering an excellent selection of independent shops, cafés, restaurants and everyday amenities. Godalming mainline station provides fast and frequent services to London Waterloo, whilst local schools, picturesque walks along the River Wey and the nearby Surrey Hills Area of Outstanding Natural Beauty combine to make this an outstanding location for families, commuters and those seeking a quieter pace of life.

