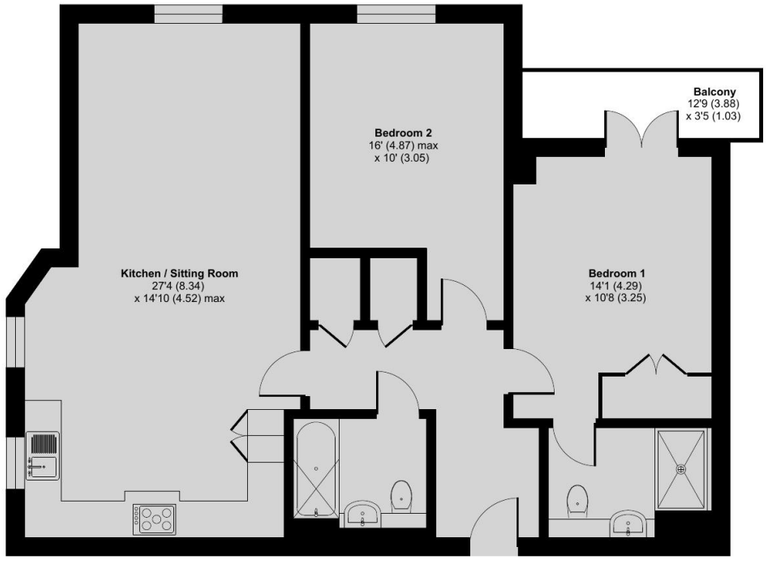
Seymours

Franklin Court, Wormley, Godalming, GU8

Approximate Area = 901 sq ft / 83.7 sq m

For identification only - Not to scale



FIRST FLOOR

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: 1485729

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	2	C	901	0.36 miles	Band D	Advised £3,973.24 pa	Advised £250 pa

Lease Length – Advised 105 years remaining. (Published 2026).

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.

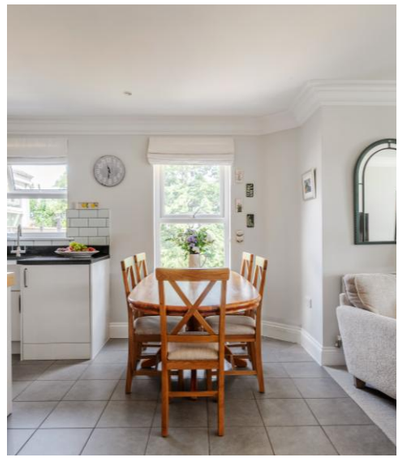


48 Franklin Court, Wormley, GU8 5US

£350,000 Leasehold

Occupying an enviable first floor position within the sought-after Franklin Court development, this beautifully presented apartment extends to approximately 901 sq ft and enjoys generous open-plan living, two spacious double bedrooms, two bath/shower rooms, a private covered balcony, allocated underground parking and lift access. Finished to a high standard throughout and overlooking the attractive communal gardens and mature trees beyond, this is a superb home ideally suited to downsizers, professionals or those seeking a secure lock-up-and-leave lifestyle.





Seymours

Your property partner for life

Occupying a desirable first floor position within the prestigious Franklin Court development, this beautifully presented apartment offers approximately 901 sq ft of stylish, light-filled accommodation, thoughtfully designed to combine generous proportions with contemporary comfort. Benefiting from lift access, allocated underground parking and a private covered balcony overlooking the communal grounds, the property enjoys an enviable setting within easy reach of local amenities and mainline stations.

A welcoming entrance hall provides an immediate sense of space, enhanced by attractive stone-effect flooring to the entrance. Soft neutral décor and useful built-in storage cupboards add to the appeal of this apartment.

Undoubtedly the heart of the home is the impressive open-plan kitchen, dining and sitting room. Measuring over 27 feet in length, this superb living space is flooded with natural light from multiple windows enjoying delightful elevated views across the mature communal gardens. The kitchen is beautifully appointed with an extensive range of shaker-style cabinetry complemented by polished granite worktops, a metro tiled splashback, under-cabinet lighting and integrated appliances, together with a five-ring gas hob beneath a stainless steel extractor. There is space for a central butcher's block style island which could provide additional preparation space and informal storage, whilst the tiled flooring flows seamlessly into a generous dining area. Beyond, the elegant sitting room offers ample space for entertaining and everyday relaxation, finished with recessed ceiling lighting, decorative coving and large windows framing the attractive outlook.

Bedroom one is a particularly spacious double room enjoying direct access through glazed double doors onto the covered private balcony, creating a wonderful spot to enjoy a morning coffee whilst overlooking the communal grounds. Fitted wardrobes provide excellent storage and the room is served by a well-appointed en-suite shower room featuring a large walk-in shower, vanity storage, contemporary sanitaryware and tiled finishes.

Bedroom two is another generous double bedroom with a pleasant outlook across the grounds, making it equally suitable as a guest bedroom or home office if required. It is served by a well presented family bathroom, fitted with a modern white suite incorporating a panelled bath with glazed shower screen, vanity storage, heated towel rail and attractive contemporary flooring.



Externally, Franklin Court is renowned for its well maintained communal gardens, where expansive lawns are interspersed with mature specimen trees, established planting and attractive seating areas, creating a peaceful environment for residents to enjoy throughout the year. The property further benefits from allocated underground parking, visitor parking, secure entry and lift access to all floors.

Wormley is a highly regarded village positioned between Godalming and Haslemere. Nearby Witley offers an excellent range of everyday amenities including local shop including post office and healthcare facilities. Both Witley and Milford mainline stations are within easy reach, providing regular services to London Waterloo, whilst nearby Godalming offers a wider selection of independent boutiques, restaurants, supermarkets and leisure facilities. The surrounding Surrey Hills National Landscape provides outstanding opportunities for walking, cycling and outdoor pursuits, making Franklin Court an ideal location for those seeking the perfect balance of countryside living with excellent connectivity.









