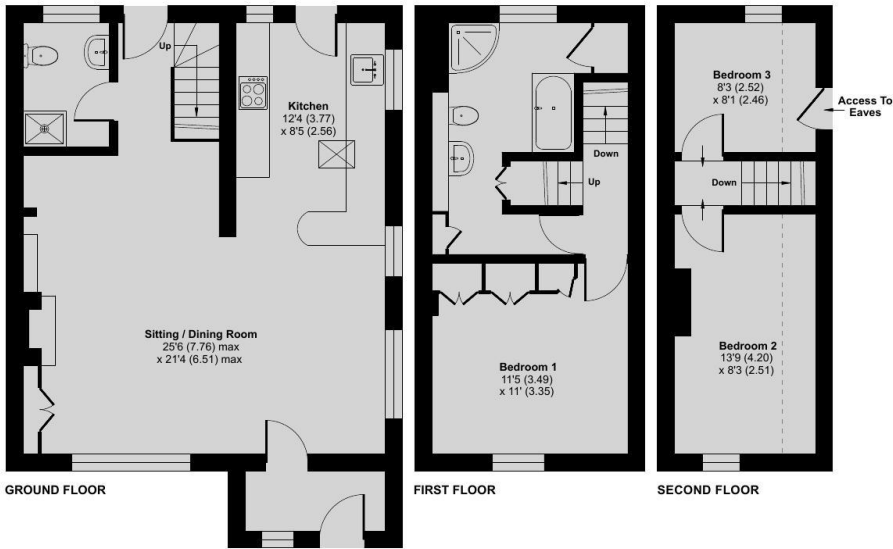


Catteshall Lane, Godalming, Surrey, GU7

Approximate Area = 1018 sq ft / 94.5 sq m
Limited Use Area(s) = 49 sq ft / 4.5 sq m
Total = 1067 sq ft / 99 sq m

For identification only - Not to scale

Denotes restricted
head height



Spring Cottage, 59 Catteshall Lane, Godalming, GU7 1JS

£575,000 Freehold

A charming three-bedroom Bargate stone cottage offering approximately 1,067 sq ft of beautifully characterful accommodation arranged over three floors. Highlights include an impressive open-plan sitting/dining room with wood-burning stove, a vaulted cottage-style kitchen, two bathrooms, driveway parking for two cars and a mature garden, all a little over half a mile from Godalming town centre and mainline station.

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: 1510227



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	2	D	1067	0.66 miles	Band D	NA	NA

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.



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Spring Cottage is an attractive three-bedroom semi-detached character home, combining traditional Bargate stone elevations with a spacious interior. Extending to approximately 1,067 sq ft, the accommodation is arranged over three floors and blends period character with a wonderfully sociable open-plan layout.

To the front, a generous private driveway provides off-road parking for two vehicles, while the entrance opens into a useful lobby before continuing into the main living space.

The ground floor has been opened up to create an impressive 25'6 sitting/dining room. Solid oak flooring extends throughout, while the sitting area is centred around a fireplace with wood and coal-burning stove, complemented by fitted cabinetry and display shelving. The adjoining dining area comfortably accommodates a substantial table and connects naturally with the kitchen.

Extending to approximately 12'4, the kitchen has a particularly charming cottage feel. A partially vaulted ceiling with rooflight adds height and light, while exposed Bargate stonework provides a striking character feature. Painted Shaker-style cabinetry is paired with solid timber work surfaces, a Belfast-style sink, colourful tiled splashbacks and a range-style cooker, while a curved breakfast bar provides additional workspace. A stable-style door at the far end gives direct access outside, while a ceiling hatch provides access to a substantial storage area extending above much of the ground-floor accommodation.

Also on the ground floor is a separate shower room with shower enclosure, WC and wash basin, along with useful understairs storage.

The first floor is home to the principal bedroom, measuring approximately 11'5 x 11' and benefiting from a bank of fitted wardrobes. Alongside is a generously proportioned family bathroom with a four-piece suite comprising a bath, separate curved shower enclosure, WC and wall-mounted basin, complemented by stone-effect tiling.

Stairs continue to the second floor where there are two further bedrooms, both displaying attractive sloping ceilings. Bedroom two is well-sized, with plenty of space for a desk or home-working area, while bedroom three provides a versatile additional bedroom.



Outside, the rear garden offers a combination of decking and paved seating areas, ideal for outdoor dining and entertaining. Beyond is a lawn with stepping-stone pathway, mature planting and established apple and pear trees, creating an attractive leafy setting. A further paved area and timber garden shed and wood store sit towards the end of the garden, while gated access provides a practical connection to the front.

Catteshall Lane is exceptionally well placed for enjoying Godalming, with the historic town centre within easy walking distance and offering an excellent selection of independent shops, cafés, restaurants and everyday amenities. Godalming mainline station is just 0.6 miles away, providing fast and regular services towards London Waterloo, while Godalming Junior School is approximately 0.5 miles away and Farncombe Infant School around 1 mile away. The River Wey, surrounding countryside and nearby A3 are also all within convenient reach.

