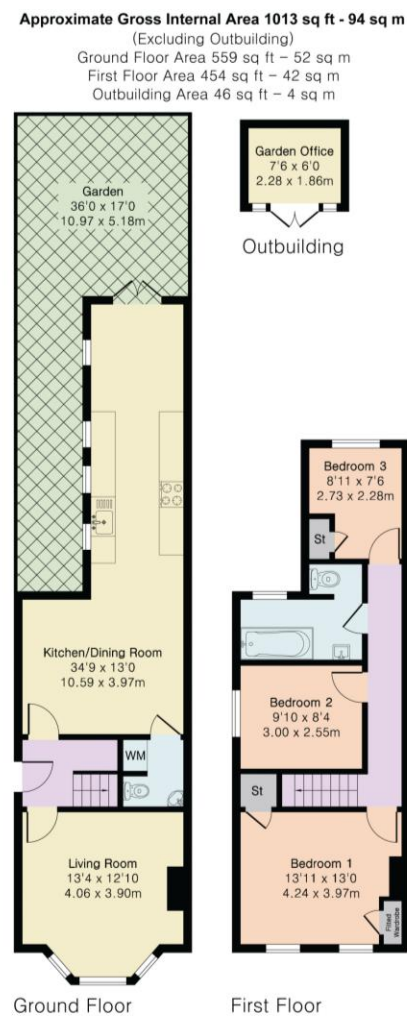




16 Hallam Road, Godalming, GU7 3HW

£625,000 Freehold

An attractive three-bedroom period home combining generous, beautifully presented accommodation with an impressive extended kitchen/dining space and a superb garden studio. Offering approximately 1,013 sq ft of accommodation, the property features a bay-fronted sitting room, ground-floor cloak/utility room, stylish family bathroom and a well-established rear garden, all in a highly convenient location.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	1	D	1013	0.47 miles	Band D	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 £2500 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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Set behind a traditional walled front garden, this attractive three-bedroom period home presents a handsome red-brick façade with tall sash-style windows and a distinctive bay window. Extended and thoughtfully arranged, the property offers approximately 1,013 sq ft of accommodation across two floors, combining the character and proportions of the original house with a particularly impressive contemporary kitchen/dining space at the rear.

The entrance hall leads into a generous bay-fronted sitting room, where the windows create a wonderfully bright outlook and bespoke fitted cabinetry and shelving provide both practical storage and an attractive focal point. Soft carpeting and neutral décor give the room a comfortable, relaxed feel.

Beyond, the ground floor opens into an excellent kitchen/dining room extending to approximately 35ft in length. The dining area provides ample space for a family-sized table as well as additional seating, with wood-effect flooring continuing through to the kitchen to create a cohesive finish. A useful ground-floor cloakroom/WC/utility is positioned nearby.

The kitchen itself is fitted with an extensive range of muted green Shaker-style cabinetry complemented by pale worktops, tiled splashbacks and a substantial range-style cooker. A run of windows brings plenty of light into the space, while the extended rear section is enhanced by a large rooflight and contemporary vertical radiator. Striking black-framed Crittall-style glazed doors open directly onto the garden, creating an excellent connection between the house and outside space.

Upstairs, the first floor is arranged around three bedrooms and the family bathroom. The principal bedroom is a generous double, with two tall front-facing sash-style windows, bespoke fitted storage and ample room for freestanding furniture. The second bedroom is another well-proportioned room, while bedroom three makes an ideal child's room, guest room, nursery or additional home office and benefits from useful built-in storage.

The family bathroom has contemporary floor and wall tiling and includes a bath with rainfall-style shower above, glazed screen, vanity unit and chrome heated towel rail. There is also a separate WC positioned just beyond the bathroom, adding further practicality for family life.

Outside, the rear garden has been designed to provide a combination of family-friendly and entertaining space. Paved pathways and seating areas sit alongside established borders, mature planting and dappled shade from a substantial tree that brings an attractive leafy backdrop and a feeling of seclusion. At the far end, a paved terrace creates an excellent spot for outdoor dining.



A particularly notable feature is the newly built detached timber-clad garden office. Finished with contemporary black-framed glazing, recessed lighting and a large side window, it is currently arranged as a home office and provides an excellent dedicated workspace away from the main house, while equally lending itself to use as a hobby room or studio.

Hallam Road is conveniently positioned for enjoying both Godalming and Farncombe, with a good selection of local shops, cafés, schools and everyday amenities readily accessible. Farncombe mainline station provides regular services towards Guildford and London Waterloo, while Godalming's historic town centre offers a wider range of independent shops, restaurants and leisure facilities. The nearby River Wey, Broadwater Park and surrounding Surrey countryside provide plenty of opportunities for walking, cycling and recreation.

