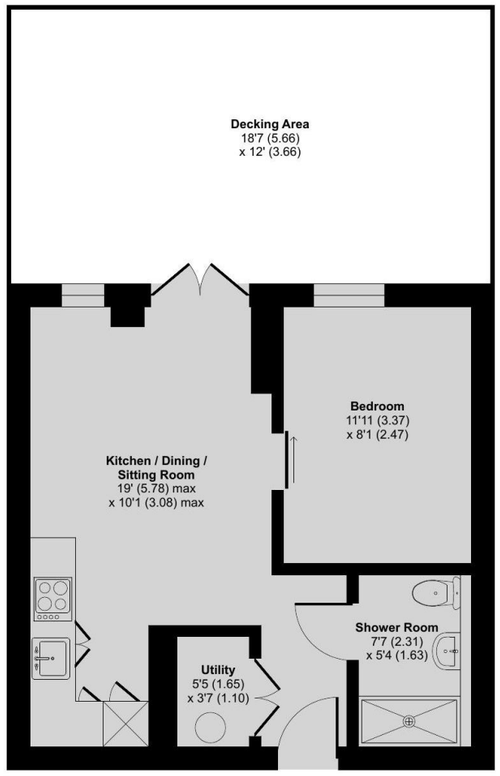
Seymours

Catteshall Lane, Godalming, GU7

Approximate Area = 361 sq ft / 33.5 sq m

For identification only - Not to scale



GROUND 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: 1509649



Flat 13, Heron House, Weyside Park, Catteshall Lane, GU7 1FR

£215,000 Leasehold

A stylish and beautifully presented one-bedroom ground floor apartment within the popular Weyside Park development, offering contemporary open-plan living, a sleek integrated kitchen and modern shower room. The property benefits from a useful utility cupboard, one designated parking space and an impressive private decked terrace extending to approximately 18'7 x 12', all within easy reach of Godalming town centre, the River Wey and Farncombe mainline station.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
1	1	C	361	0.97 miles	Band B	Advised £1000 PA	Advised None

Lease Length – Advised 995 years remaining. (Published August 2026).

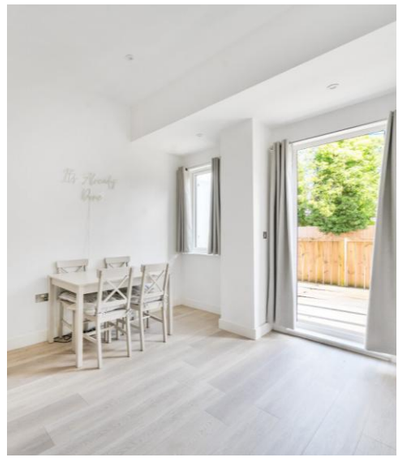
Services - The property has mains water, electricity, gas fired underfloor heating and mains drainage.

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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Your property partner for life

Positioned on the ground floor of the modern Heron House at Weyside Park, this well presented one-bedroom apartment offers stylish accommodation in a highly convenient setting. The property makes excellent use of its space, with a contemporary open-plan layout and the particular advantage of a substantial private decked terrace and designated parking space.

The entrance opens into the main kitchen, dining and sitting room, an attractive open-plan space extending to approximately 19' at its longest point. Pale wood-effect flooring runs throughout much of the apartment and, together with crisp white décor and recessed ceiling lighting, creates a clean and cohesive contemporary finish.

The kitchen is neatly positioned to one side and fitted with a smart range of handleless grey cabinetry complemented by coordinating work surfaces and under-cabinet lighting. Integrated appliances include an oven and induction hob.

Beyond the kitchen there is room for a dining/seating area, with a window and glazed double doors drawing in plenty of light. The doors open directly onto the private decked terrace, creating a particularly appealing extension of the living accommodation during the warmer months. Measuring approximately 18'7 x 12', the terrace provides generous space for outdoor seating, dining and potted planting, with timber screening defining the boundaries and established trees beyond adding a leafy backdrop.

A useful separate utility cupboard sits just off the living area, providing dedicated space for laundry appliances and helping to keep the open-plan accommodation uncluttered.

The bedroom is positioned to the rear of the apartment and continues the understated contemporary styling, with the same pale flooring and a wide window overlooking the outside space. Its proportions accommodate a double bed together with additional freestanding furniture.

Completing the accommodation is a smart shower room finished with large-format marble-effect tiling to the walls and floor. A generous glazed shower enclosure is accompanied by a wall-mounted WC and basin, while chrome fittings, a heated towel rail, illuminated mirror and recessed lighting provide a polished modern finish.



Heron House forms part of the established Weyside Park development, conveniently situated on Catteshall Lane close to the River Wey and within easy reach of central Godalming. The historic town centre offers an excellent selection of independent shops, cafés, restaurants and everyday amenities, while the riverside and surrounding countryside provide plenty of opportunities for walking and recreation. Farncombe/Godalming mainline station is also readily accessible and provides direct services to London Waterloo, making the location particularly well suited to commuters.

Combining a smart contemporary interior with an unusually generous private outside space and a convenient position close to the town centre, station and riverside walks, this is an appealing home for first-time buyers, professionals, downsizers or investors alike.









