

George Road, Godalming, Surrey, GU7

Approximate Area = 802 sq ft / 74.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Seymours Estate Agents. REF: 1508796

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	D	802	0.23 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 £1750 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.



137 George Road, Godalming, GU7 3LX

£525,000 Freehold

A beautifully presented two-bedroom period home combining an abundance of character with stylish modern finishes, including original floorboards, stone flooring, exposed brickwork and a superb extended kitchen/dining room. Further highlights include a bay-fronted sitting room with wood-burning stove, contemporary shower room, useful study area and an established rear garden with patio and decked seating area. Ideally placed close to Farncombe station and a stone's throw from Broadwater School and Farncombe Infant School.



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Occupying a highly convenient position on George Road, this beautifully presented two-bedroom period home offers approximately 802 sq ft of characterful and thoughtfully updated accommodation. Period details including original floorboards, exposed brickwork and fireplaces sit comfortably alongside a stylish modern kitchen and contemporary shower room, creating a home with plenty of personality.

The ground floor begins with a welcoming bay-fronted sitting room, where the south facing broad bay window provides an attractive focal point and a substantial exposed brick chimney breast brings warmth and character to the space. A wood-burning stove is set within the fireplace on a tiled hearth, making this a particularly inviting room.

From here, the accommodation flows through to the generous kitchen/dining room, extending to approximately 26'4 and forming the sociable heart of the home. The dining area offers ample room for a substantial table and chairs, creating an excellent space for everyday family life and entertaining. Useful built-in storage sits beneath the staircase, while an open recess creates a dedicated study area, ideal for those working from home.

The kitchen itself has been stylishly modernised and extended, with the flooring changing to attractive natural stone underfoot. A comprehensive range of white Shaker-style cabinetry is complemented by warm wooden worktops, a traditional butler sink and metro-style tiled splashbacks. A substantial range cooker with stainless steel extractor adds to the sense of quality, while tall cabinetry provides excellent storage alongside dedicated space for an American-style fridge/freezer. Multiple windows together with a rooflight bring additional light into the space, and a timber stable style door at the far end provides direct access to the rear garden.

Upstairs, the first floor provides two well-proportioned double bedrooms. The front bedroom is particularly characterful, featuring a traditional cast-iron fireplace and offering plenty of space for additional furniture. The rear bedroom is equally well-sized, with ample room to incorporate a dedicated home-working area if required.

Completing the first floor is a smart contemporary shower room. A generous walk-in shower is framed by a glazed screen and finished with striking aqua metro tiling, while a modern countertop basin and WC complete the suite.



Outside, the rear garden provides a good amount of usable space, with a paved terrace immediately adjoining the house creating an easy spot for seating. The garden extends onto an area of lawn bordered by established shrubs and planting, while at the far end a raised deck provides a further seating and entertaining area, giving the garden distinct spaces to enjoy throughout the warmer months.

George Road is exceptionally well placed for everyday convenience, with Farncombe mainline station 0.2 miles away, providing fast and regular services towards London Waterloo. The property is also a stone's throw from Broadwater School and Farncombe Infant School, making the location particularly convenient for families. Farncombe village centre offers a selection of shops, cafés and everyday amenities, while Godalming's historic town centre provides a broader range of independent shops, restaurants and leisure facilities. The River Wey, Broadwater Park and surrounding Surrey countryside also offer excellent opportunities for walking and recreation.

