

Brighton Road, Godalming, Surrey, GU7

Approximate Area = 792 sq ft / 73.5 sq m
Outbuildings = 64 sq ft / 5.9 sq m
Total = 856 sq ft / 79.4 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). © nitchecom 2026. Produced for Seymours Estate Agents. REF: 1513436



185 Brighton Road, Godalming, GU7 1PL

£495,000 Freehold

A charming and beautifully presented two-bedroom Victorian cottage, combining an abundance of character with stylish contemporary touches. Highlights include two inviting reception rooms, a well-appointed Shaker-style kitchen, generous principal bedroom, attractive rear garden and a superb garden studio, all within a mile of Godalming town centre, mainline station and highly regarded local schools.



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	D	856	1 mile	Band C	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 £1800 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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With its handsome red brick elevations, traditional chimney stacks and distinctive blue front door, this charming Victorian cottage makes an immediately appealing first impression. The property has been thoughtfully updated to create a stylish and characterful home, with a particularly attractive combination of period detailing, oak flooring, bold feature colours and contemporary fittings.

The front door opens into the sitting room, a wonderfully welcoming space with oak flooring continuing through much of the ground floor. Plantation shutters dress the front window, while an attractive period-style fireplace creates a natural focal point. Bespoke fitted cabinetry and shelving provide useful storage and display space, complemented by recessed ceiling lighting and a vibrant feature wall.

The accommodation flows through to a separate dining room, providing ample space for a substantial table and chairs. The oak flooring continues here, while useful fitted storage has been incorporated beneath the staircase. The open arrangement between the principal reception spaces gives the ground floor an easy sense of flow while retaining clearly defined sitting and dining areas.

Beyond the dining room is the kitchen, fitted with a comprehensive range of Shaker-style cabinetry complemented by solid timber worktops, grey metro-tiled splashbacks and a ceramic butler-style sink. Integrated appliances include twin ovens and a gas hob beneath with contemporary extractor, washing machine, dishwasher and fridge. One of the kitchen's most distinctive features is the glazed roof and extensive glazing to the rear section, which brings additional light into the room and gives the space a bright, individual feel.

Stairs rise to the first floor where there are two well-proportioned bedrooms. The principal bedroom is an excellent-sized double, beautifully presented with a soft feature wall, recessed lighting and an extensive range of built-in cupboards providing valuable storage. The second bedroom is another generous room, currently arranged as a combined nursery and home office, demonstrating the flexibility of the accommodation.

The bathroom is finished in a fresh contemporary style, with white metro tiling surrounding the bath, a large glazed shower screen and rainfall-style shower fitting. A pedestal basin, WC, patterned flooring and useful fitted storage complete the room.



Outside, the rear garden provides a particularly interesting extension of the living space. A brick pathway leads through established planting, raised beds and productive growing areas, with mature evergreen screening helping to create a pleasing sense of seclusion. A timber pergola creates a further sheltered area closer to the house.

At the far end of the garden, steps rise to a generous decked terrace, providing an excellent setting for outdoor dining and entertaining. Here there is also a substantial timber garden building, currently divided to provide storage alongside an impressive insulated-style garden room/studio. Fitted with power, lighting, shelving and workspace, it makes an excellent home office, creative studio or hobby room and is a particularly useful addition to the property.

Brighton Road is exceptionally well placed for enjoying Godalming, with the historic town centre offering an excellent selection of independent shops, cafés, restaurants and everyday amenities. Godalming mainline station is also within 1 mile, providing fast and regular services towards London Waterloo, while nearby schools include St Edmund's Catholic Primary School and Busbridge Infant and Junior Schools. The current owners also rent a parking space within the car park immediately to the left of the property, an arrangement which could potentially continue for the new owners, subject to separate agreement. The surrounding area additionally offers excellent access to the River Wey and the beautiful Surrey countryside.

