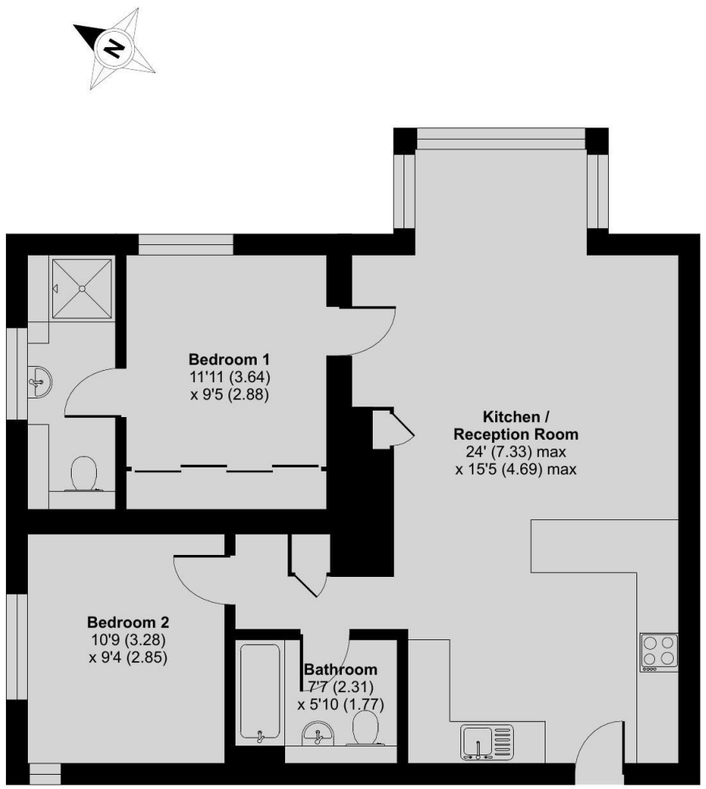
## Catteshall Lane, Godalming, Surrey, GU7

Approximate Area = 780 sq ft / 72.5 sq m

For identification only - Not to scale




FIRST 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: 1513862

| Bedrooms | Bathrooms | EPC Rating | Sq Ft | Station | Council Tax | Service Charge | Ground Rent |
|---|---|---|---|---|---|---|---|
| 2 | 2 | C | 780 | 1.1 miles | Band D | Advised £2727pa | N/A |

**Lease Length** – 121 Years remaining (Published September 2026)

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

**Rental Potential** - Following advice from our Letting Department we understand the property could potentially rent out for £1600PCM.

**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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# Seymours



## Flat 11 Catteshall Manor, Catteshall Lane, Godalming, GU7 1UL

£415,000 Leasehold

An impressive two-bedroom first-floor apartment forming part of the prestigious gated Catteshall Manor, set amid approximately 19 acres of beautiful communal grounds. Offering around 780 sq ft of stylish accommodation with a superb 24ft open-plan kitchen/reception room, two bathrooms, engineered wood flooring, underfloor heating and contemporary finishes throughout, together with two private parking spaces.





116 - 118 High Street, Godalming, Surrey, GU7 1DJ | 01483 420 555 | sales@seymours-godalming.co.uk

# Seymours

## Your property partner for life

Set within the impressive surroundings of Catteshall Manor, this beautifully presented two-bedroom first-floor apartment combines contemporary living with the character and grandeur of its distinctive manor house setting. Approached through secure gated access and surrounded by approximately 19 acres of established communal grounds, sweeping lawns and mature woodland, the development enjoys a wonderfully peaceful atmosphere while remaining conveniently placed for Godalming and the surrounding countryside.

The apartment itself extends to approximately 780 sq ft and has been thoughtfully arranged around an impressive open-plan kitchen/reception room. Engineered wood flooring runs throughout this generous living space, complemented by decorative cornicing and contemporary lighting. A wide bay window fitted with plantation shutters provides an attractive focal point to the sitting area and looks out towards the leafy surroundings.

The kitchen is seamlessly incorporated into the room and is finished with deep navy Shaker-style cabinetry, contrasting pale work surfaces and metro-tiled splashbacks. A substantial central peninsula provides additional storage and a sociable breakfast bar, while sleek feature lighting above helps to define the kitchen from the adjoining living and dining areas, creating a particularly versatile space for both everyday life and entertaining.

Moving through the apartment, there are two well-proportioned bedrooms. The principal bedroom benefits from a substantial bank of mirrored fitted wardrobes, plantation shutters and its own contemporary en-suite shower room. Finished with marble-effect tiling, a wall-mounted vanity unit and glazed shower enclosure, the en-suite continues the apartment's smart modern aesthetic.

Bedroom two is similarly well presented and offers excellent flexibility as a guest bedroom, study or home office. A separate bathroom serves this room and the main living accommodation, again finished with striking marble-effect tiling and contemporary fittings, with a bath and glazed shower screen.



Outside, the setting is a significant part of the appeal. Catteshall Manor sits behind impressive wrought-iron entrance gates, with extensive communal grounds encompassing broad areas of lawn, established hedging and a wealth of mature trees and woodland planting. The apartment also benefits from two private parking spaces.

Despite its wonderfully green setting, Catteshall Manor is well positioned for enjoying Godalming and the surrounding area. The historic town offers an excellent selection of independent shops, cafés, restaurants and everyday amenities, while the wider Catteshall area provides convenient access to the River Wey, local footpaths and the beautiful Surrey countryside. Rail connections are available from both Farncombe (1.11 miles) and Godalming (1.5 miles) stations, making this an appealing combination of contemporary apartment living, extensive grounds and accessibility.





