

Meadrow, Godalming, Surrey, GU7

Approximate Area = 472 sq ft / 43.8 sq m
Outbuildings = 342 sq ft / 31.7 sq m
Total = 814 sq ft / 75.6 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). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1522465



32 Meadrow, Godalming, GU7 3HT

£300,000 Share of Freehold

A stylishly presented one-bedroom ground floor home combining characterful architecture with contemporary open-plan living, a generous south-west facing rear garden, off-street parking for one car, two substantial outbuildings and wonderful views across the adjoining Lammas Lands. Ideally positioned for both Godalming and Farncombe, with Farncombe mainline station just 0.4 miles away.



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
1	1	C	472	0.4 miles	Band C	NA	NA

Lease Length – 106 years remaining (Published September 2026).

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 £1350 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.



Seymours

Your property partner for life



Set within an attractive and distinctive period building, 32 Meadow is a beautifully presented one-bedroom ground floor home offering a particularly appealing combination of character, contemporary styling and an exceptional outside setting. The property enjoys its own front door and, as the floorplan shows, provides approximately 472 sq ft of well-planned internal accommodation, complemented by two substantial outbuildings extending to approximately 342 sq ft in total.

The front door opens directly into an impressive open-plan kitchen/sitting room, extending to approximately 24'3 at its maximum and forming the sociable heart of the home. Rich wood-effect flooring runs throughout much of the accommodation and works particularly well with the deep blue-green colour palette, while the building's leaded windows provide an attractive reminder of its period character. The sitting and dining areas are generously proportioned, with plenty of room for both relaxed seating and a dining table, while fitted shelving creates useful display and storage space.

The kitchen is seamlessly incorporated into the room and has been finished in a smart contemporary style with pale Shaker-style cabinetry, contrasting work surfaces and metro-tiled splashbacks. A substantial central peninsula provides excellent preparation space, additional storage and a natural divide between the kitchen and living areas, while integrated cooking appliances, a modern extractor and feature pendant lighting complete the scheme.

An inner area leads through to the bedroom and bathroom. The bedroom is a comfortable double with fitted floor-to-ceiling wardrobes providing excellent storage, complemented by the continuation of the wood-effect flooring and a neutral decorative scheme.

The bathroom is particularly well appointed and versatile, with white metro tiling and contrasting dark fittings creating a crisp contemporary finish. There is a panel-enclosed bath, separate glazed shower enclosure, WC and a wash basin set upon a dark vanity unit, together with useful fitted storage.

Outside is where the property becomes particularly special. The south-west facing rear garden is of an excellent length, beginning with a broad paved terrace that provides ample room for outdoor seating and entertaining. Beyond, areas of lawn are interspersed with mature trees, shrubs and established planting, while a pathway leads through the garden towards the outbuildings.

There are two substantial detached outbuildings, adding an exceptional degree of versatility. The larger summer house measures approximately 23'8 x 9'9 and could make a superb home office, studio, gym, hobby room or workshop, subject to an incoming purchaser's requirements. A further shed measures approximately 12'7 x 8'11, providing excellent additional storage.



At the far end, steps lead down towards the watercourse, with the garden enjoying an attractive open outlook across the adjoining Lammas Lands, creating a wonderfully green and semi-rural feel. These historic floodplain meadows, associated with the River Wey, are valued for their landscape, wildlife and recreational appeal, while the nearby River Wey and Godalming Navigations provide picturesque towpath walks through the surrounding countryside. The property also benefits from off-street parking for one car. A further front door to the right provides access to a shared hallway with the upstairs apartment, housing the water, gas and electricity meters and also providing useful additional storage space, currently used for bicycle storage.

Despite this peaceful setting, the property is ideally placed for both Farncombe and Godalming, offering easy access to a wide range of shops, cafés, restaurants and everyday amenities, with Farncombe mainline station just 0.4 miles away. The property is also well positioned for local schooling, with Godalming Junior School, Farncombe Infant School and Broadwater School all within a mile.

Meadow is conveniently positioned for the amenities of both Godalming and Farncombe, with their shops, cafés and everyday facilities, together with mainline rail connections. Godalming itself offers an attractive historic High Street and a broad range of independent shops, restaurants and leisure amenities, while the surrounding area provides excellent opportunities for walking and enjoying the Surrey countryside.

