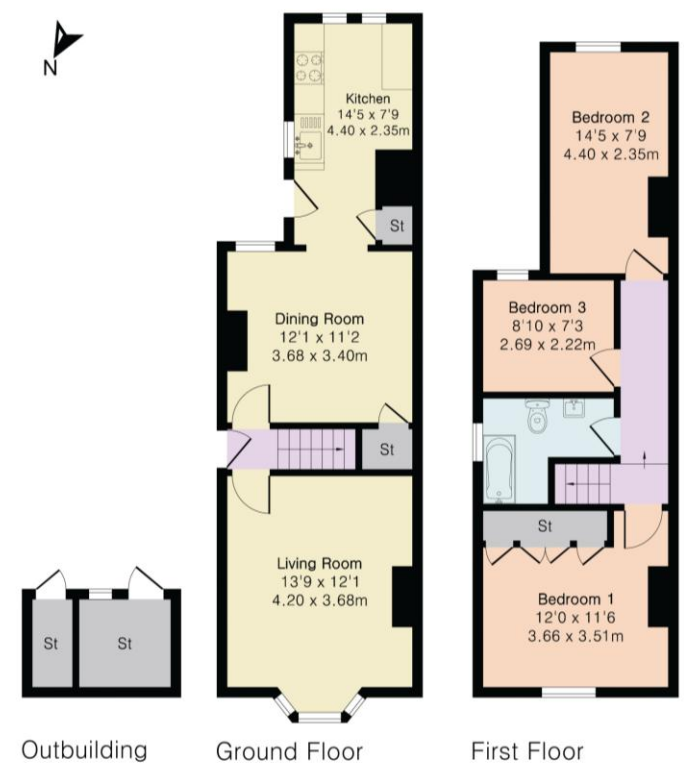




Approximate Gross Internal Area 900 sq ft - 83 sq m
(Excluding Outbuilding)
Ground Floor Area 465 sq ft – 43 sq m
First Floor Area 435 sq ft – 40 sq m
Outbuilding Area 52 sq ft – 5 sq m



12 George Road, Godalming, GU7 3LS

£575,000 Freehold

A charming three-bedroom Victorian home, beautifully presented throughout with attractive period features, two inviting reception rooms, a stylish Shaker-style kitchen and a delightful south facing enclosed rear garden. Perfectly positioned in the heart of Farncombe Village, just a stone's throw from the mainline station and within easy reach of Godalming, with its wonderful selection of independent boutiques, cafés and restaurants.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	1	D	900	0.1 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 £2250 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



Situated in the heart of Farncombe Village, just a stone's throw from Farncombe mainline station, this charming three-bedroom Victorian home combines period character with stylish contemporary touches. Beautifully presented throughout, the property features two inviting reception rooms, an attractive Shaker-style kitchen, characterful fireplaces and a delightful enclosed south-facing rear garden with a useful timber outbuilding. The property also offers exciting potential to extend, as neighbouring properties have done, subject to obtaining the necessary consents.

The attractive red-brick exterior creates a welcoming first impression, with traditional architectural detailing reflecting the property's period heritage.

Stepping inside, the bay-fronted sitting room is a wonderfully inviting space, featuring attractive wooden flooring, elegant plantation shutters and a beautiful cast-iron fireplace that provides a charming focal point. The generous bay window fills the room with natural light, while the tasteful décor creates a comfortable setting for relaxing.

Beyond, the separate dining room offers an equally appealing space for everyday meals and entertaining. Rich blue-grey walls complement the wooden flooring and traditional fireplace, adding warmth and character. With ample room for a dining table, this versatile reception room connects naturally with the kitchen beyond.

Positioned to the rear, the attractive Shaker-style kitchen features sage-green cabinetry, wood effect worktops and complementary tiled flooring. Thoughtfully arranged with generous storage and preparation space, it combines traditional styling with everyday practicality. A glazed external door provides access to the side pathway and rear garden.

Upstairs, the first floor offers three bedrooms, each with its own individual appeal. The principal bedroom is a particularly attractive retreat, with generous proportions and a traditional fireplace adding period charm. The second bedroom provides comfortable accommodation, while the third offers flexibility as a child's bedroom, nursery or home office.

Completing the first floor, the stylish family bathroom features a bath with overhead shower, contemporary sanitaryware and attractive tiling, complemented by painted wall panelling.



Outside, the enclosed south-facing rear garden provides a delightful extension of the living accommodation. Predominantly laid to lawn, with established planting and space for outdoor seating, it offers an inviting setting for summer dining, entertaining or simply relaxing. A useful timber outbuilding at the far end provides additional storage, with part thoughtfully arranged as a home office, benefiting from power, Wi-Fi and broadband connectivity, creating an ideal space for working from home.

George Road enjoys a convenient position in the heart of Farncombe, with its local shops, cafés and amenities close at hand. Farncombe mainline station is approximately 0.1 miles away, offering regular services to London Waterloo, while Godalming's historic town centre provides a wider selection of independent shops, restaurants and leisure facilities. Nearby schools include Farncombe C of E Infant School moments away, Godalming Junior School (0.9 miles) and Broadwater School (0.8 miles). Broadwater Park, the River Wey and beautiful Surrey countryside offer excellent opportunities for walking and recreation, while the A3 provides convenient connections towards Guildford, London and the South Coast.

