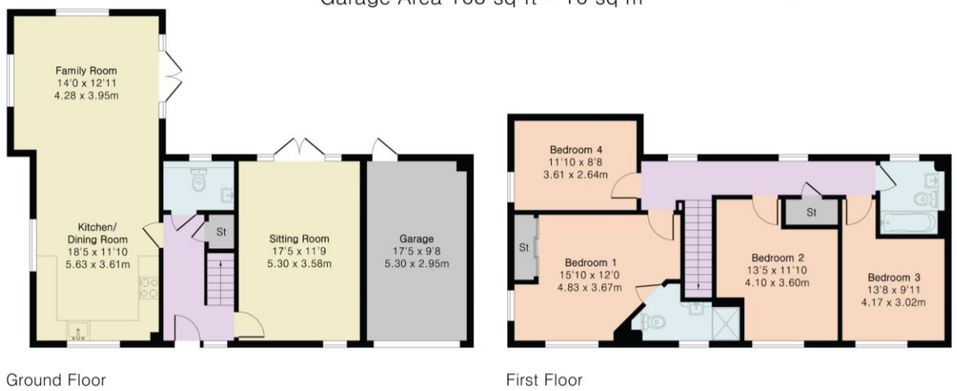
Approximate Gross Internal Area 1509 sq ft - 141 sq m
(Excluding Garage)
Ground Floor Area 739 sq ft – 69 sq m
First Floor Area 770 sq ft – 72 sq m
Garage Area 168 sq ft – 16 sq m



Ground Floor First Floor

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.

Seymours

Seymours



21 Hornbeam Way, Godalming, GU7 2FN

£875,000 Freehold

Beautifully presented four-bedroom detached family home occupying an attractive corner plot within a popular modern development in Godalming. Offering approximately 1,677 sq ft (including garage) of stylish accommodation, including a superb open-plan kitchen/dining/family room, separate sitting room, principal bedroom with en-suite, private rear garden, integral garage and ample driveway parking.

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
4	2	B	1509	0.6 miles	Band G	Advised £240 PA	N/A

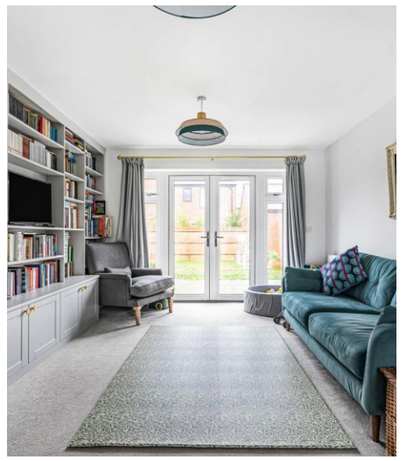
Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

Rental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £TBC 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

Occupying an attractive corner plot within a popular modern development in Godalming, Hornbeam Way is a beautifully presented four-bedroom detached family home offering approximately 1,509 sq ft of stylish and thoughtfully arranged accommodation. Combining contemporary finishes with generous, versatile living spaces, the property features a superb open-plan kitchen/dining/family room, a separate sitting room, two bath/shower rooms, a private rear garden and an integral garage with ample driveway parking.

The welcoming entrance hall provides access to a useful cloakroom and the principal ground-floor accommodation. The elegant sitting room is a wonderfully inviting space, featuring an impressive wall of bespoke fitted shelving and cabinetry, incorporating a central television recess and extensive storage. Soft carpeting and glazed double doors opening directly onto the rear garden further enhance this attractive reception room.

Undoubtedly a highlight of the home is the superb open-plan kitchen/dining/family room, creating a wonderfully sociable space for everyday family life and entertaining. The contemporary kitchen is beautifully appointed with sleek handleless cabinetry, contrasting dark worktops, integrated appliances and recessed ceiling lighting, complemented by stylish shutters. Attractive grey Amtico flooring flows throughout the room, whilst decorative lighting add warmth and character. The generous dining area comfortably accommodates a substantial table, leading seamlessly into a delightful family area with ample space for relaxed seating. Windows to multiple aspects and glazed doors opening onto the garden create a bright, welcoming atmosphere and an excellent connection between indoors and outside.

Upstairs, a spacious first-floor landing leads to four well-proportioned bedrooms and the family bathroom. The principal bedroom is a particularly appealing retreat, enjoying a dual-aspect outlook, fitted wardrobes with sliding doors and a contemporary en-suite shower room. The remaining three double bedrooms offer excellent flexibility for family living, with the fourth currently arranged as a home office and occasional guest room. A modern family bathroom and useful built-in storage complete the accommodation.



Outside, the property enjoys an attractive frontage with lawn, established shrubs, ornamental planting and a young feature tree. A block-paved driveway provides ample off-road parking and access to the integral garage, whilst the enclosed rear garden offers a private outdoor space for relaxation, entertaining and family enjoyment, with direct access from both principal reception areas.

Location: Hornbeam Way forms part of an attractive modern residential development in Godalming, conveniently positioned for the town centre, mainline station (0.56 miles distant) and surrounding countryside. Godalming offers an excellent range of independent shops, cafés, restaurants, supermarkets and leisure facilities, whilst the mainline station provides regular services to London Waterloo. The area is well served by local schools, including St Mark and All Saints Primary School, Moss Lane School, Godalming College and Charterhouse. The nearby Surrey Hills countryside offers beautiful walking and cycling routes, making this an excellent location for families and commuters alike.









