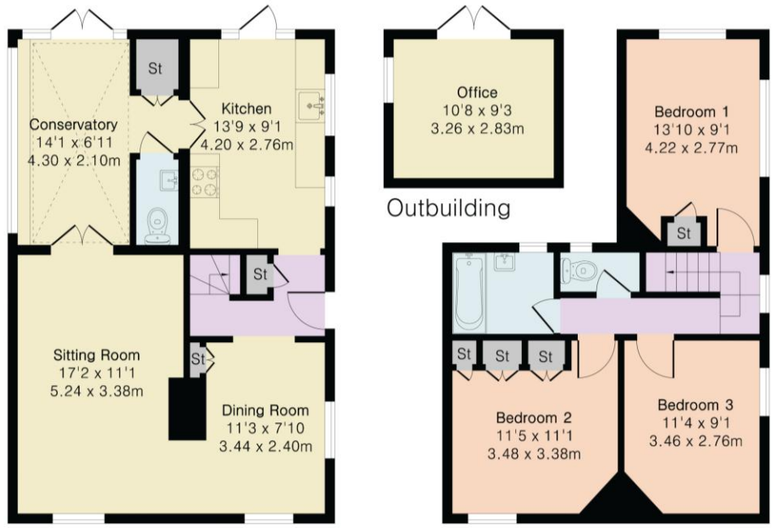
Approximate Gross Internal Area 1132 sq ft - 105 sq m
(Excluding Outbuilding)
Ground Floor Area 649 sq ft – 60 sq m
First Floor Area 483 sq ft – 45 sq m
Outbuilding Area 99 sq ft – 9 sq m



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

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	1	D	1332	0.5 miles	Band E	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 £2500 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



1 Borough Cottages, Charterhouse Road, Godalming, GU7 2AH

£650,000 Freehold

A beautifully presented three-bedroom semi-detached character cottage offering approximately 1,132 sqft of stylish accommodation. Highlights include two beautifully appointed reception rooms, a charming garden-facing conservatory, a superb Shaker-style kitchen and an inviting sitting room with wood-burning stove and attractive period features. Further benefits include newly replaced windows, an established rear garden, detached garden office and generous driveway parking for multiple vehicles. Ideally positioned just half a mile from Godalming mainline station, approximately a 10-minute walk away, the property also enjoys excellent access to Godalming town centre and highly regarded local schools.





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

Seymours

Your property partner for life

Beautifully presented throughout, this charming three-bedroom semi-detached cottage effortlessly blends traditional character with beautifully considered contemporary interiors, offering stylish and versatile accommodation.

The front door opens into an entrance hall, flowing through to a versatile dining room, currently arranged as an extended entrance hallway. Featuring attractive oak flooring, charming sage green accents and useful fitted storage, this welcoming space could equally serve as a formal dining room or additional reception area. An arched opening leads through to the inviting sitting room, where a handsome exposed brick fireplace housing a wood-burning stove, complete with a substantial timber mantel, creates a delightful focal point. Rich green feature walls complement the attractive flooring, which continues throughout, whilst double doors open into the adjoining conservatory, providing a wonderful connection between the reception spaces.

The conservatory provides a delightful additional dining area, with an extensive arrangement of glazing, a pitched roof and French doors opening directly onto the rear garden. Overlooking the established planting, this is an inviting space for everyday family meals and entertaining.

The kitchen has been thoughtfully designed with stylish dark Shaker-style cabinetry, contrasting quartz work surfaces and a traditional Belfast-style sink. A substantial range-style cooker creates an attractive focal point, whilst open timber shelving, distinctive chequerboard flooring and recessed lighting complete the contemporary country aesthetic. A glazed door provides direct access outside, whilst a useful ground-floor cloakroom and additional storage complete the accommodation.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms and the family bathroom. The principal bedroom is a beautifully presented double room featuring a decorative fireplace, fitted wardrobes, wooden plantation shutters and attractive oak flooring. The second bedroom is another generous double, benefiting from fitted storage and a characterful fireplace, whilst the third bedroom, currently arranged as a nursery, offers excellent flexibility as a child's bedroom or home office.

Completing the accommodation is a stylish contemporary family bathroom, featuring a panelled bath with overhead shower and glazed screen, a modern washbasin set within an oak-effect vanity unit and WC, complemented by marble-effect tiling and contrasting blue glazed metro tiles.





Outside, the property enjoys an attractive frontage with traditional white-rendered elevations, characterful windows and a brick-paved driveway providing off-road parking for at least three vehicles.

To the rear, the established garden provides a wonderful outdoor setting, with areas of lawn, mature shrubs, ornamental grasses and attractive planting, backed by a delightful leafy outlook. A generous timber deck and adjoining paved terrace create excellent spaces for alfresco dining and summer entertaining.

A particular highlight is the detached, timber-clad garden office with attractive wood-effect flooring, recessed lighting and glazed double doors overlooking the garden. Providing a superb dedicated workspace, it also offers flexibility as a studio or hobby room. A separate garden store provides useful additional storage.

The property enjoys a convenient position along Charterhouse Road, within easy reach of Godalming town centre and neighbouring Farncombe, with the beautiful Surrey Hills countryside on the doorstep. Godalming offers an excellent selection of independent shops, cafés, restaurants and supermarkets, together with picturesque riverside walks and leisure facilities. Godalming mainline station is approximately half a mile away, providing fast, regular services towards London Waterloo, whilst the area is well served by highly regarded schools, including Charterhouse (0.5 miles), Moss Lane School (0.5 miles) and Godalming Junior School (0.6 miles).







