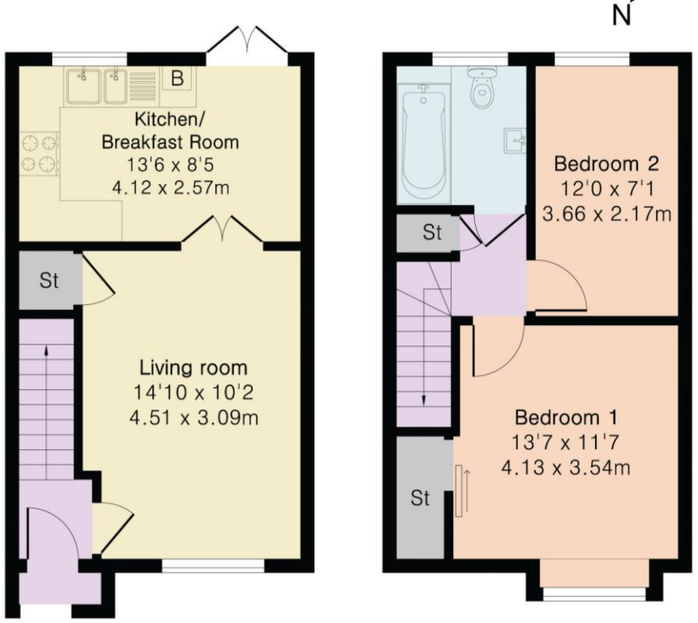
Approximate Gross Internal Area 647 sq ft - 60 sq m
Ground Floor Area 320 sq ft – 30 sq m
First Floor Area 327 sq ft – 30 sq m



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

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	C	647	0.91 Miles	Band	N/A	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 £1500 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



14 Old Barn View, Godalming, GU7 1YR

£375,000 Freehold

A charming two-bedroom terraced home offering approximately 647 sq ft of well-arranged accommodation, featuring a spacious living room, kitchen/breakfast room, two bedrooms and a delightful private rear garden, situated within an established residential development in Godalming.





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

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Your property partner for life

Situated within an established residential development in Godalming, this attractive two-bedroom terraced home offers approximately 647 sq ft of well-proportioned accommodation arranged over two floors. Featuring a spacious living room, a separate kitchen/breakfast room and a delightful enclosed rear garden, the property presents an excellent opportunity for first-time buyers, downsizers or investors seeking a conveniently located home with scope for personalisation.

The property is approached via a pathway leading to a covered entrance porch, with its traditional red-brick elevations, pitched tiled roof and attractive frontage creating a welcoming first impression.

Upon entering, a small entrance hall provides access to the main living accommodation, where a generously proportioned sitting room enjoys a pleasant outlook through a front-facing window. This inviting reception room offers ample space for comfortable seating and additional furniture, with soft carpeting and understated décor providing a versatile setting for everyday living. A useful understairs storage cupboard adds practicality, whilst glazed double doors connect the living room with the kitchen/breakfast room beyond.

Positioned at the rear of the property, the kitchen/breakfast room features a range of light wood-effect Shaker-style cabinetry complemented by contrasting worktops and tiled splashbacks. The kitchen incorporates a freestanding cooker with stainless steel extractor hood, a stainless-steel sink and space for freestanding appliances, whilst warm-toned floor tiling provides a practical and attractive finish. There is also space for a small breakfast table, making this a functional setting for informal dining.

A particular feature of the kitchen is the glazed double doors opening directly onto the rear terrace and garden, allowing the living accommodation to extend naturally outside during the warmer months.

Stairs rise from the entrance hall to the first-floor landing, which provides access to both bedrooms, the family bathroom and an additional storage cupboard.

The principal bedroom is a particularly well-proportioned double room, enjoying a pleasant outlook from its front-facing window. Finished with carpeting and light décor, the room benefits from a substantial fitted wardrobe with mirrored sliding doors.

The second bedroom is positioned to the rear of the property and offers flexibility as a guest bedroom, nursery or dedicated home office. Overlooking the rear garden, the room benefits from an attractive outlook, whilst its versatile proportions allow for a variety of furniture arrangements.





Outside, the property enjoys a delightful enclosed rear garden and immediately adjoining the kitchen is a paved terrace, ideally positioned for a small table and chairs or summer dining, with a pathway extending onto an area of lawn. Established shrubs, flowering plants and mature borders add greenery and seasonal interest, whilst timber fencing provides enclosure. The garden offers an appealing balance of paved seating space and manageable lawn, making it particularly well suited to those seeking an attractive yet easily maintained outdoor setting.

To the front, a small area of lawn and established planting enhances the property's appearance, with a pathway leading to the entrance. The surrounding development features attractive brick-built homes and mature greenery, creating a pleasant residential environment.

Located in Godalming, a picturesque Surrey market town renowned for its charming High Street with an excellent selection of independent shops, cafés, restaurants and everyday amenities. Godalming mainline railway station is approximately 0.7 miles away, providing regular services towards London Waterloo, whilst the nearby A3 offers convenient road connections to Guildford, London and the South Coast.







