



SEYMOURS
Independent Estate Agents



Nightingale Road,
Godalming, GU7 2HU



Situation

The property is situated on Nightingale Road, a well established and incredibly popular residential road within 300 yards of Farncombe village centre and mainline railway station offering excellent commuter links to London and the south coast. For those travelling by car, access to the A3 at Compton should be no more than a five minute journey.

Farncombe village centre itself has a good and improving range of shops for day to day needs. These include three convenience stores (in particular the Co-op selling groceries and household goods), Boots Pharmacy, a Post Office, Loaf the bakers and C.H. Wakeling family butchers. For socialising there is the award winning Natter Cafe and Huckleberry Bistro/Cafe which serves tea, coffee, breakfast, brunch, lunch and afternoon tea as well as providing a take away service. Further afield in Farncombe is a florist and a pub known as The White Hart. Leisure and recreational facilities are well catered for at nearby Broadwater Park where the facilities include a 9-hole, par 3 golf course with driving range and tennis courts together with a gym and swimming pool. In nearby Binscombe there is a NHS/private dental practice and medical practice. Godalming Town Centre itself is no more than one mile distant and offers a more comprehensive range of shops and supermarkets as well as a wider choice of public houses and restaurants. In Godalming we are lucky enough to have a number of very good state and private schools to suit all age groups. If you would like further information, please do not hesitate to contact us.





The Property

The property is an incredibly attractive and rarely available detached double fronted Georgian house with striking white rendered elevations and original leaded light windows under a slate tiled roof. An absolute must see, the property has been painstakingly refurbished and modernised by the current owners to a high standard blending the wonderful character features with the modern conveniences that many would expect today.

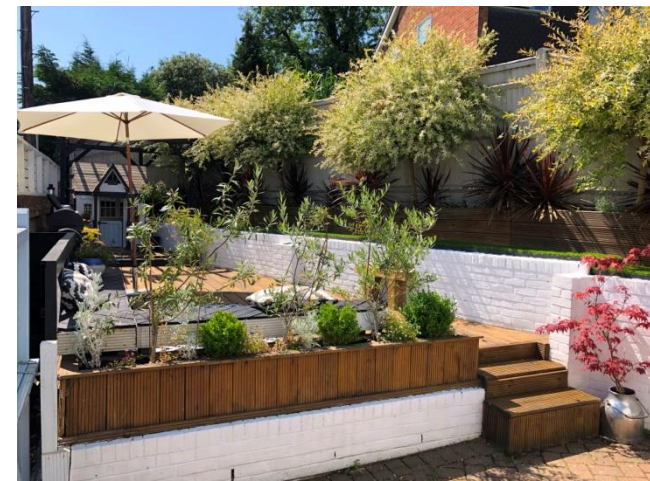
The original front door with canopy over opens into a classically tiled central hallway which dives the two separate reception rooms and provides clever access to the converted basement below. The striking sitting room is of a favoured double aspect and enjoys a wonderful focal point which is the large open fireplace with tall ornate surround and relief tiled hearth. Further features adding to the charm include plantation shutters which run almost throughout the property and classic picture rails. The separate dining room which is perfect for entertaining extends to 10'11 x 10'5 and enjoys the continuation of the solid light oak flooring and another fireplace with extremely ornate mantle, tiled surround and raised hearth. Bespoke shelves and a useful cupboard provide added storage. Flooded with natural light, the double aspect kitchen offers a good range of classic shaker style units and drawers at both base and eye level complimented by a ceramic sink and solid light oak lime effect work surfaces arranged over three walls, enhanced further by a stylish stainless steel extractor fan with matching inset stainless steel five burner gas hob and double oven under. Integrated appliances include a fridge freezer and dishwasher. The fully tiled family bathroom has also been refitted and comprises of a contemporary white three piece with a separate thermostatically controlled shower over the bath enjoying both a drench shower head as well as a hand shower attachment. Natural light and enhanced ventilation is provided by the window to rear and for that feeling of added luxury there is a welcoming heated towel radiator. A cleverly concealed door from the entrance hall, disguises the stepped access down to the converted basement which is regularly being used as a study and utility room. Whilst there is reduced head height, it features bespoke shelves and cupboards, tiled flooring and eye ball spotlights.

Stairs rise to the first floor from the dining room with panelled walls and a central carpet runner adding to the character. The light and bright central landing divides the two double bedrooms and is laid with solid oak flooring which continues throughout the upstairs. The main bedroom benefits from having an enormous amount of storage from the two double wardrobes with mix of tongue and groove and shaker style doors with inset mirrors. This lovely room also benefits from having plantation shutters and a pleasant outlook to front. The guest (second) bedroom which extends to 10'11 x 10'5 is of a favoured double aspect and has an ornate decorative fireplace as a centre piece.

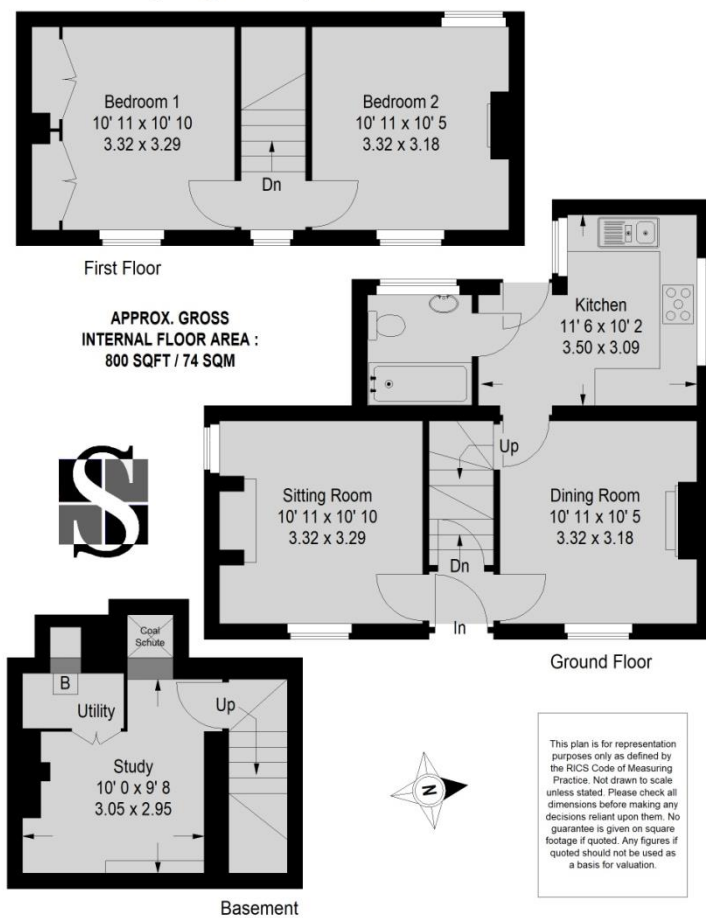
Outside, the off street parking is immediately beside the property and accessed through the brand newly installed electric wooden gate. If parking isn't required the block paved area would be ideal as an alternative area for al fresco dining or as an area laid to lawn. The fully landscaped garden also orientated to the side and is of a favoured southerly aspect with panel fencing, raised boxed beds and extensive decked area with fitted seating. Attributes to the property include a mix of some modern secondary and double glazing and gas fired central heating to radiators.

A VIEWING IS ABSOLUTELY RECOMMENDED TO FULLY APPRECIATE THIS STUNNING AND RARELY AVAILABLE HOME.





Nightingale Road, Farncombe



Key Information

Guide Price- £450,000

Tenure- Freehold

EPC Rating- D

Council Tax Band- D

Services- The property has mains water, electricity, gas heating and mains drainage.

Likely Rental Figure- Following advice from our Letting Department we understand the property could potentially rent out on a monthly basis for £1400 pcm.

Viewing- Strictly by appointment through Seymours Estate Agents, 13-15 Wharf Street, Godalming, Surrey, GU7 1NN. Tel 01483 420555.

Fixtures & Fittings- We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

Godalming Office
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