



Find us on..



KINGS
— ESTATES —

Old Steppe House Godalming GU7 1NS



4



2



2



TBC



1893 sq ft

Offers In Excess Of £995,000

This stunning Grade II listed four-bedroom detached house has been FULLY REFURBISHED offers a rare opportunity to own a piece of history in the heart of Godalming. Ideally located on Brighton Road, just a short stroll from the vibrant Godalming high street, this property combines period charm with a convenient lifestyle. Contact Kings Estates to arrange a viewing.

FULL DESCRIPTION

Welcome to Old Steppe House, a charming Grade II listed 4-bedroom detached home on Brighton Road, just moments from Godalming High Street

Old Steppe House offers four generously sized bedrooms, each room exudes character and warmth, providing ample space for family living or hosting guests.

Elegant Reception Spaces: The property boasts a spacious living room and a separate dining room, perfect for entertaining.

Period Charm: Original features such as sash windows with double glazing are beautifully preserved throughout the home.

Modern Kitchen: A well-appointed kitchen combines practicality with style, offering plenty of storage and workspace.

Family Bathroom and Guest Cloakroom: Thoughtfully designed with quality fixtures to complement the home's character.

Detached with Privacy: Set back from the road, the property benefits from a private garden ideal for relaxing or entertaining outdoors.

Prime Location: Situated on Brighton Road, the house is just minutes from Godalming's charming high street, offering boutique shops, cafes, and excellent schools. The mainline train station is also nearby, providing convenient links to London and surrounding areas.

This exceptional property offers a unique blend of historical significance and modern comfort, all within a highly sought-after location.

Don't miss this rare opportunity. Contact us today to arrange a viewing and discover all this delightful home has to offer.

Prime Location: Nestled just moments from the vibrant Godalming High Street, with its array of boutique shops, cafes, and restaurants, this home offers the convenience of town living with a serene, private setting.

Godalming High Street is a picturesque and vibrant hub at the heart of this historic market town in Surrey. Renowned for its charming architecture, the High Street features a mix of period buildings, including Tudor-style facades, Victorian shopfronts, and cobbled pavements, creating a delightful blend of old-world charm and modern convenience.

Boutique Shopping: The High Street is home to a variety of independent shops and boutiques, offering everything from artisan goods and gifts to fashion and homeware.

Cafes and Restaurants: A wide selection of eateries caters to all tastes, including cozy cafes, traditional pubs, and fine dining establishments. Whether you're looking for a quick coffee, a hearty meal, or an elegant evening out, there's something for everyone.

Essential Amenities: The area offers a range of practical



conveniences, including supermarkets, pharmacies, banks, and health services, ensuring that residents have everything they need close at hand.

Community Events: Throughout the year, Godalming High Street comes alive with events such as farmers' markets, craft fairs, and seasonal festivities like the Christmas lights switch-on, fostering a strong sense of community.

Historic Charm: Landmarks such as the Pepperpot, an iconic 19th-century building that was once the town hall, and nearby St. Peter & St. Paul's Church add to the town's historic appeal.

With its welcoming atmosphere and rich heritage, Godalming High Street serves as the perfect setting for a relaxed and convenient lifestyle, making it a sought-after location for families, professionals, and retirees alike.

In the vicinity of Old Steppe House there are a number of schools including Charterhouse School a prestigious independent boarding school located in Godalming, Surrey, approximately 1.5 miles from the property.

Broadwater School: A coeducational secondary school established in 1967, located in Farncombe, approximately 1.2 miles from GU7 1NS. It caters to around 500 students aged 11 to 16 and became part of the Greenshaw Learning Trust in September 2020.

Godalming College: A state-maintained sixth form college founded in 1975 on the campus of the former Godalming Grammar School. It serves students aged 16 to 19 and is situated about 1.5 miles away.

St Hilary's Preparatory School: An independent preparatory school for boys and girls aged 2 to 11, founded in 1927. It is located on Holloway Hill, approximately 1 mile from GU7 1NS.

Please contact Kings Estates to arrange a viewing.

FLOORPLAN



Brighton Road, Godalming, GU7

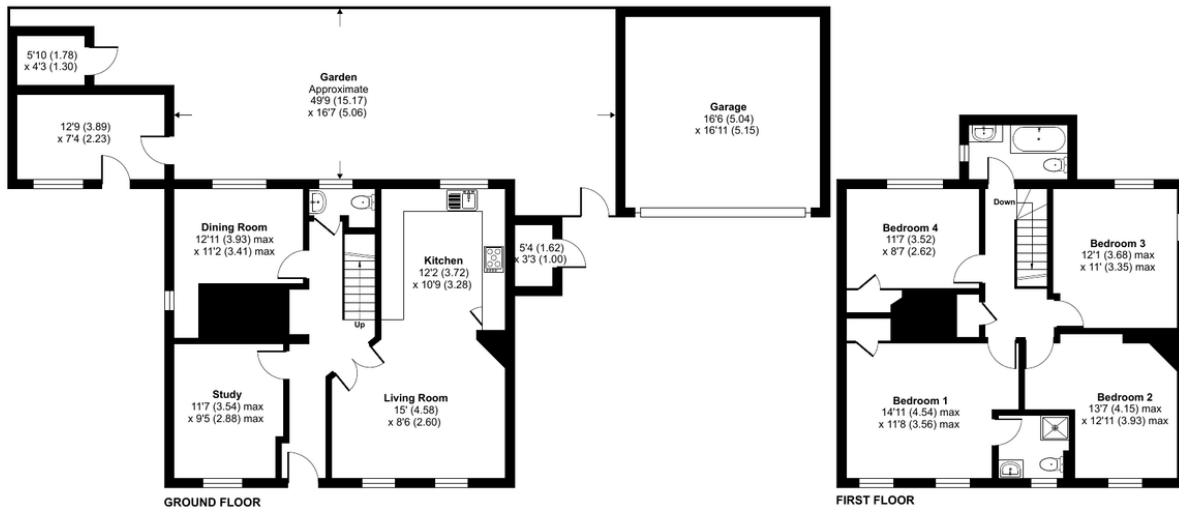
Approximate Area = 1479 sq ft / 137.4 sq m

Garage = 279 sq ft / 25.9 sq m

Outbuildings = 135 sq ft / 12.5 sq m

Total = 1893 sq ft / 175.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Kings Estates. REF: 1229716

CONTACT

Guildford
28-30 Chertsey Street
Guildford
Surrey

E guildfordsales@kingsestates.net

T 01483 941 010 kingsestates.net

Find us on..



KINGS
 — ESTATES —