

CATTESHALL LANE



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GODALMING, SURREY, GU7 1UL

Available: 17th April 2025

£1,800 PCM (Per Calendar Month)

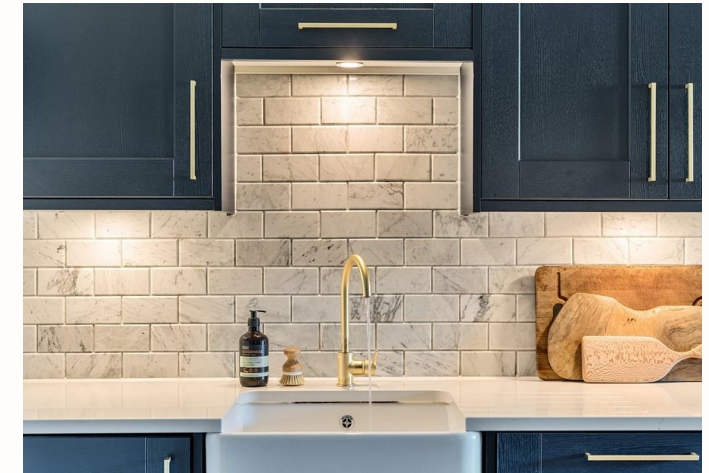
Flat, 2 Bedroom
1 Bathroom, 1 Reception
Unfurnished

Summary

A two-bedroom ground-floor apartment with a private garden and parking, modern interiors, and stunning communal grounds within the picturesque Catteshall Manor estate.

Key Features

- Two Double Bedrooms
- One Bathroom
- Ground Floor Apartment
- Private Garden
- Pets considered on a Case-by-Case Basis
- Private Parking







THE PROPERTY

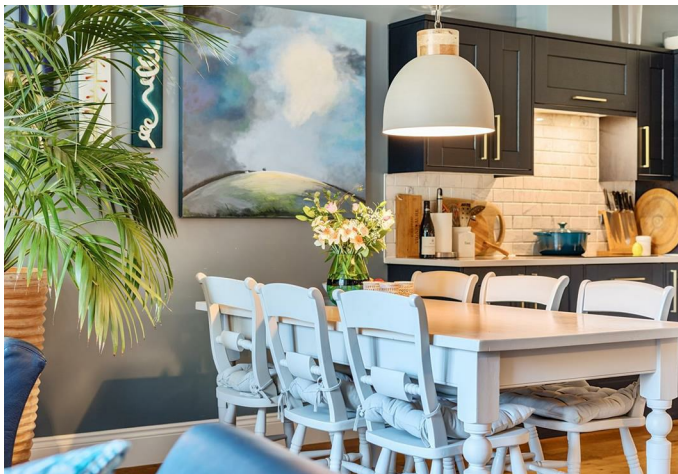
Description

As you step into this beautifully presented ground-floor apartment, you're welcomed by a bright and spacious open-plan kitchen and living area, offering a stunning view out from the front of the manor. The contemporary kitchen is well-equipped with modern appliances, including a built-in fridge and freezer, a dishwasher, a hob, an oven, and a washer-dryer. The living space is thoughtfully designed to provide a comfortable setting for both everyday living and entertaining.

Moving through the apartment, you'll find a modern family bathroom, designed with a sleek finish, as well as two separate, well-proportioned double bedrooms. The principal double bedroom includes inbuilt wardrobes, while the second bedroom also includes inbuilt storage and features a door leading directly to a private garden.

Outdoors

The outdoor space is well-maintained, with a combination of lawn and patio. There is also a sizable shed, ideal for storage or keeping gardening tools, and a separate access point leading to the communal grounds.



The property also benefits from two private parking bays, one of which includes access to an electric car charging port, with additional visitor parking available. Set within the picturesque Catteshall Manor, residents can enjoy 19 acres of beautifully maintained communal grounds, offering a sense of tranquillity while remaining within easy reach of local amenities and transport links.









Location

Catteshall Manor is conveniently situated just a short walk from Godalming mainline station and nearby amenities. Godalming, a scenic town, offers superb shopping, dining, pubs, and schools. Approximately 5 miles north, Guildford provides extensive amenities, including restaurants, theatres, and recreational facilities, as well as an additional mainline station with direct links to Woking, Clapham Junction, and Waterloo.

Pets are considered on a case-by-case basis.

Utilities: Mains Gas, Electricity and Water & Waste

EPC: B

Holding Deposit: £415 (One Weeks Rent)

Deposit: £2,076 (Five Weeks Rent)

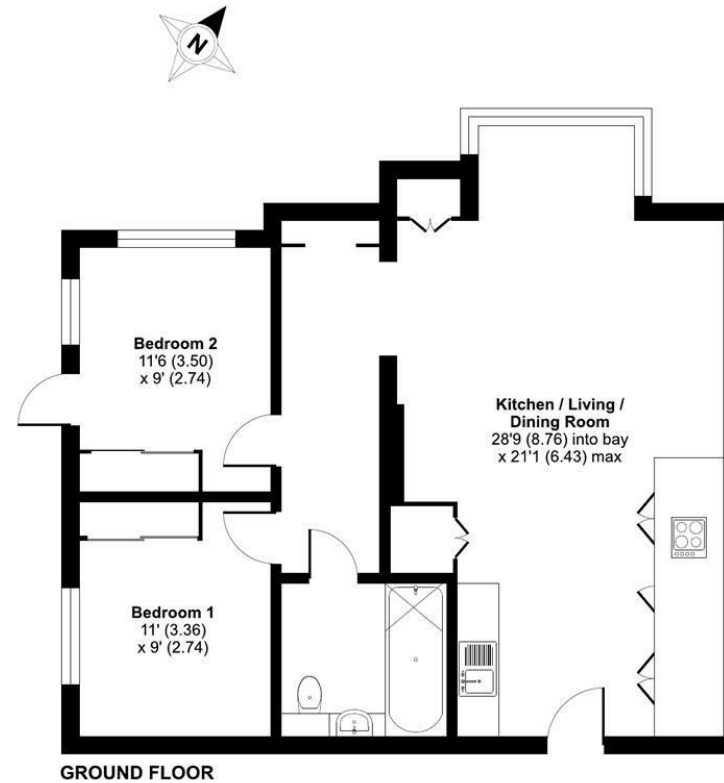
Waverley Borough Council Band: D



Catteshall Manor, Catteshall Lane, Godalming, GU7

Approximate Area = 762 sq ft / 70.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Grantleys. REF: 1269324

Godalming Lettings

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