

LAKE COTTAGES



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THURSLEY, GODALMING, GU8 6NG

Available: 11th July 2025

£2,400 PCM (Per Calendar Month)

House - Terraced, 3 Bedroom
1 Bathroom, 2 Reception
Unfurnished

Summary

Stunning, three-bedroom house in a semi-rural setting located on a private estate with private parking and garden.

Key Features

- Private Estate Cottage
- Three bedrooms
- One Bathroom
- Private Garden
- Off Road Parking
- Rural location





THE PROPERTY

Description

The whole of the ground floor benefits from hard flooring throughout. The front door opens into a hallway with a utility room at the end of the hall, which includes storage, a butler sink and both a washer and dryer.

There is a spacious sitting room featuring a character fireplace (not active), as well as a bay-fronted reception room that is open plan to a brand-new kitchen. The kitchen has been fitted with an island, integrated appliances, and French doors leading out to the garden.

Upstairs, the first floor offers a large principal bedroom, two further double bedrooms, and a fully fitted bathroom which includes both a bath and a separate shower.

Outside, there is parking for two cars in the designated parking area. The rear garden is private and enclosed, and will be mainly laid to lawn. A new garden shed is included, and a rear gate provides easy access for bins.



French Lane enjoys a peaceful rural setting nestled between the villages of Thursley and Bowlhead Green, with direct bridleway access to extensive countryside walks. There is excellent road connectivity, with the A3 providing swift access northbound to Guildford and London, and southbound towards Portsmouth.

Local Authority

Waverley Borough Council

Council Tax Band: G (The landlord will subsidise the cost to Band E while the property is in the process of being rebanded.)

Utilities:

- LPG Tank: Supplied and sub-metered by the estate
- Private Water Supply: Charged by the estate based on Thames Water rates
- Shared Septic Tank: Costs shared equally (1/5) between five cottages
- Mains Electricity: Supplied and sub-metered by the estate
- Fibre Wi-Fi: Supplied by the estate at £30 per month, in addition to rent

EPC: Band F (Exemption applicable)

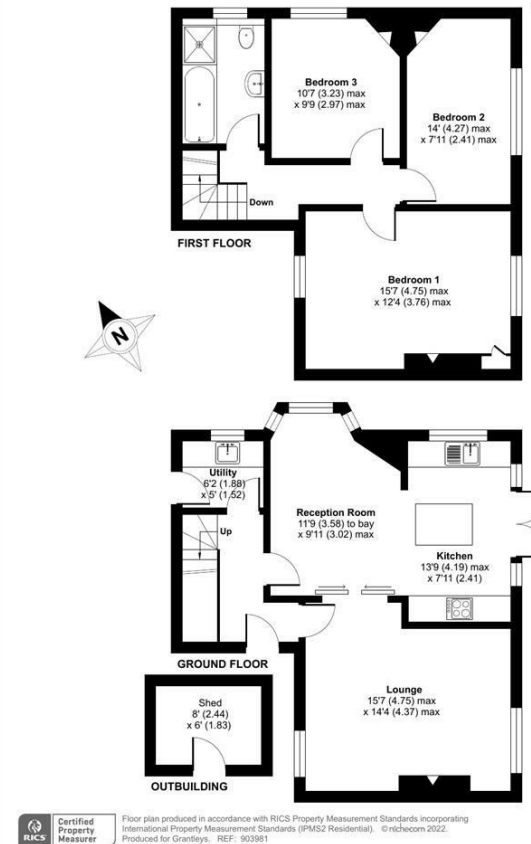
Deposit: £2,769 (equivalent to five weeks' rent)

Holding Deposit: £553 (equivalent to one week's rent)



Lake Cottages, Witley Park, Thursley, Godalming, GU8

Approximate Area = 1125 sq ft / 104.5 sq m
Outbuilding = 48 sq ft / 4.4 sq m
Total = 1173 sq ft / 108.9 sq m
For identification only - Not to scale



Godalming Lettings

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