



Flat 4 Branksome House, Filmer Grove,

Guide Price £500,000

🛏 2 🚿 2 🛋 1

- Luxury apartment conversion
- Two double bedrooms
- Two bathrooms
- Beautiful Bargate stone building
- High ceilings
- Gated communal grounds
- Allocated off-road parking
- Gas central heating
- Easy access to A3/A31
- Moments from Godalming High Street and Godalming Mainline Station



Set within a converted Victorian school, this spacious first-floor luxury apartment offers an impressive blend of character and modern living. High ceilings and tall double-aspect windows flood the open-plan living area with natural light, creating a wonderful sense of height and space. The contemporary heritage blue Shaker-style kitchen is fitted with a full range of integrated appliances, making it as practical as it is stylish.

Off the central hallway, you'll find two generous double bedrooms, both with feature windows and plush carpeting. The principal bedroom benefits from fitted wardrobes and a sleek en suite shower room, while the second bedroom is served by a beautifully finished three-piece family bathroom adds flexibility for modern living.

Branksome itself is a prestigious gated development with over 150 years of history, set within landscaped communal gardens with seating areas, and offering residents allocated off-road





Filmer Grove, Godalming, GU7

Approximate Gross Internal Area = 82.4 sq m / 888 sq ft

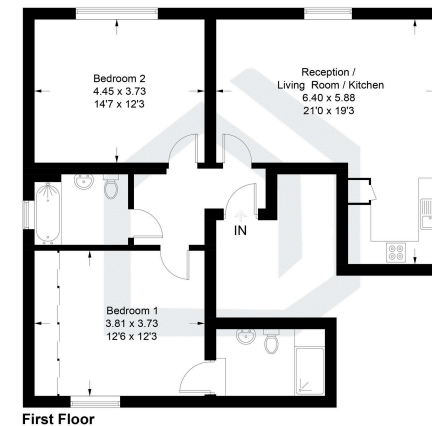


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtats.co.uk (01245503)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	