



Water Beach, Catteshall Lane, Godalming, Surrey, GU7 1LJ

CLARKE  GAMMON
1919

Water Beach

CATTESHALL LANE, GODALMING, SURREY, GU7 1LJ

Water Beach is a beautifully presented home approached via a large gravel driveway with ample off-street parking behind twin five-bar gates. The property features attractive red brick elevations under a pitched roof and opens into a spacious hallway with stripped wooden floors and stairs ascending to the first floor.

To the front of the house is a charming living room with stripped wooden floorboards, an open fireplace at its heart, and built-in shelving on either side. The rear of the property has been extended to create an open-plan kitchen/dining/living space, with bifold doors opening onto the garden and two Velux windows adding more natural light. The kitchen is fitted with sleek two-tone grey and white gloss units, a quartz worktop, and also features a breakfast peninsular. There is provision for an American-style fridge freezer, an integrated induction hob with cooker hood over, electric oven, integrated dishwasher, and a stainless steel sink. On the other side of the room there is space for a washing machine and tumble dryer, along with side access to the garden. There is also a downstairs cloakroom for added convenience.

Upstairs, the first floor opens onto a large landing with a window, leading to two generously sized double bedrooms and a third single bedroom currently used as a home office. The first floor retains its character with stripped wooden floorboards throughout and benefits from air conditioning, with ceiling vents in each bedroom. A modern three-piece white bathroom suite includes a WC, basin, and bath with shower over.

Outside, the south-facing garden is tiered and begins with a patio area accessed via the bifold doors, bordered with sleepers and offering access to a substantial garden office—ideal for home working or as a garden room. Steps lead to the next tier, which features a round swimming pool overlooking the patio and a lawned area with mature trees to the rear. Further steps ascend to an additional garden outbuilding and a seating area, with a gate providing direct access into Ladygarden Woods at the top of the garden.

- **Spacious open-plan kitchen/dining room - ideal for entertaining and family living**
- **Three well-proportioned bedrooms with flexible layout options for families or guests**
- **Separate living room offering a views to the front along with an open fire**
- **Modern family bathroom located on the first floor**
- **Dedicated Garden Office – perfect for remote working or creative use**
- **Secluded tiered garden**
- **Convenient location, moments from Godalming town centre**
- **EPC Rating: D**

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Local Authority: Waverley Borough Council - Tax Band D

Services: The property has all mains services connected









SITUATION

Water Beach enjoys a prime position on Catteshall Lane, just moments from the heart of Godalming, one of Surrey's most desirable market towns. Residents benefit from a wealth of local amenities including independent shops, artisan cafés, restaurants, public houses and a vibrant high street lined with characterful architecture and boutique stores.

The property is ideally placed for commuters, with Godalming Station just over a mile away, offering regular direct services to London Waterloo in around 40–45 minutes. The nearby A3 provides swift road access to Guildford (approx. 15 minutes), London, and the South Coast.

Godalming itself offers a rich blend of heritage and modern convenience, with attractions such as Godalming Museum, scenic walks along the River Wey, and a lively calendar of local events and festivals. The town is also home to excellent schools, sports facilities, and wellness studios, making it a popular choice for families and professionals alike

Just four miles away, Guildford expands the lifestyle offering with its bustling shopping centre, historic castle, university, and cultural venues. Frequent trains and buses connect the two towns, with journey times as short as 5 minutes by train or 21 minutes by bus .

Water Beach offers an exceptional location for those seeking a central location with access to Godalming's amenities.



DIRECTIONS

From Flambard Way, turn into Woolsack Way heading towards Sainsbury's. At the roundabout, take the third exit, passing the Sainsbury's petrol station on your left. Continue straight for approximately half a mile as the road becomes Catteshall Lane. The property is located on the right-hand side, set back from the road in a peaceful residential setting.

A charming three-bedroom home with spacious interiors and a garden office, set in a prime Godalming location, within walking distance of the town centre.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

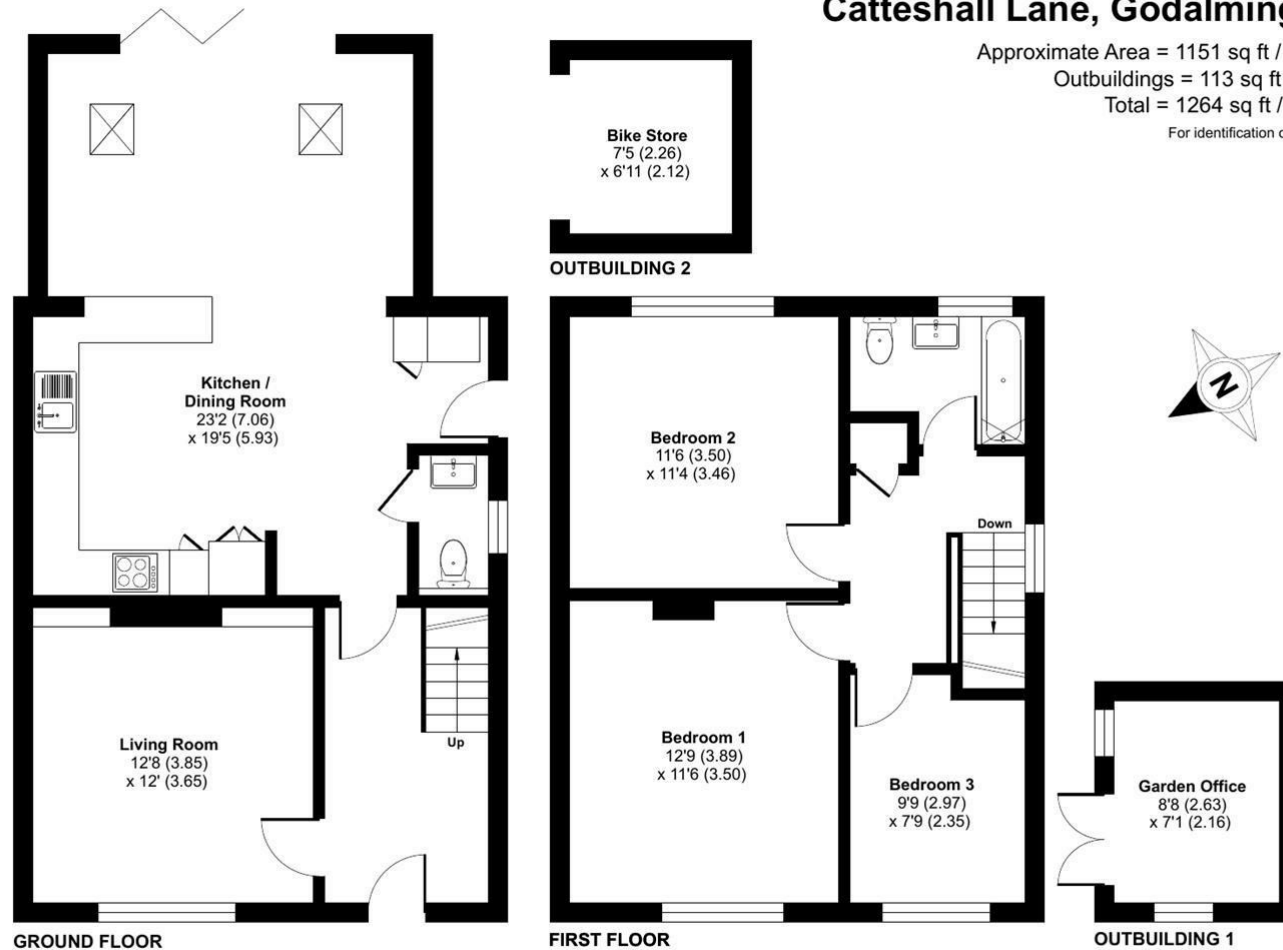
Catteshall Lane, Godalming, GU7

Approximate Area = 1151 sq ft / 106.9 sq m

Outbuildings = 113 sq ft / 10.4 sq m

Total = 1264 sq ft / 117.3 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). © nichecom 2025. Produced for Clarke Gammon. REF: 1344989

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

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