



Filmer Grove, Godalming
Godalming

£425,000

Bedrooms: 2

Bathrooms: 2

Receptions: 1

A superb top-floor penthouse apartment offering two double bedrooms, two bathrooms and an impressive open-plan kitchen, dining and living space, ideally positioned within walking distance of Godalming town centre and both Godalming and Farncombe mainline railway stations.

Constructed in approximately 2021–2022, this exclusive development combines the sympathetic conversion of the historic Branksome House with a contemporary new-build apartment block. The property enjoys a high EPC rating of B, allocated parking, beautifully landscaped communal gardens and far-reaching views across Godalming.

- Super penthouse apartment
- Large open plan kitchen/living/dining space
- Juliet balcony with scenic views of Godalming
- Allocated parking
- 7 years left on new build warranty
- Gated development
- Communal gardens
- EPC rating B
- Two bedrooms
- Two bathrooms



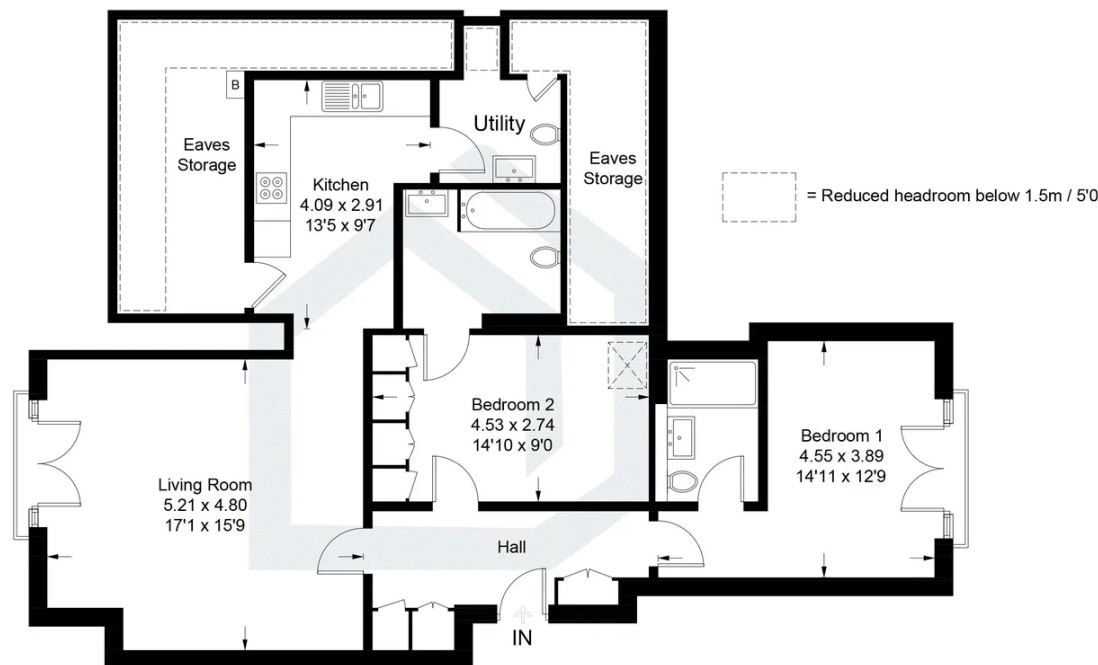


Branksome House, Filmer Grove, GU7 3AB

Approximate Gross Internal Area = 88.1 sq m / 948 sq ft (Excluding Eaves Storage)

Eaves Storage = 20.7 sq m / 223 sq ft

Total = 108.8 sq m / 1171 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1325269)

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Bathrooms: 2

Receptions: 1

A hardwood entrance door opens into a welcoming reception hallway with three generous fitted storage cupboards, an additional airing/storage cupboard housing the meters, and a radiator.

The heart of the home is the spacious open-plan living area, featuring double doors opening onto a Juliette balcony that enjoys elevated views across Godalming. The stylish shaker-style kitchen is fitted with granite worktops, an inset 1½ bowl sink, a four-ring halogen hob with extractor above, integrated oven, microwave, fridge/freezer and dishwasher. An adjoining eaves storage cupboard houses the wall-mounted combination boiler.

A separate cloakroom incorporates a WC, vanity wash hand basin, integrated washing machine and additional eaves storage.

The principal bedroom benefits from double doors opening onto a Juliette balcony, together with TV, telephone and USB points, and is served by a contemporary en-suite shower room with a walk-in shower, vanity unit, WC, illuminated mirror and heated towel rail.

Bedroom two features a Velux window, full-width fitted wardrobes, TV, telephone and USB points, and is complemented by a modern en-suite bathroom comprising a panelled bath with shower over, vanity unit, WC and heated towel rail.

Externally, the property benefits from an allocated parking space and access to attractive landscaped communal gardens.

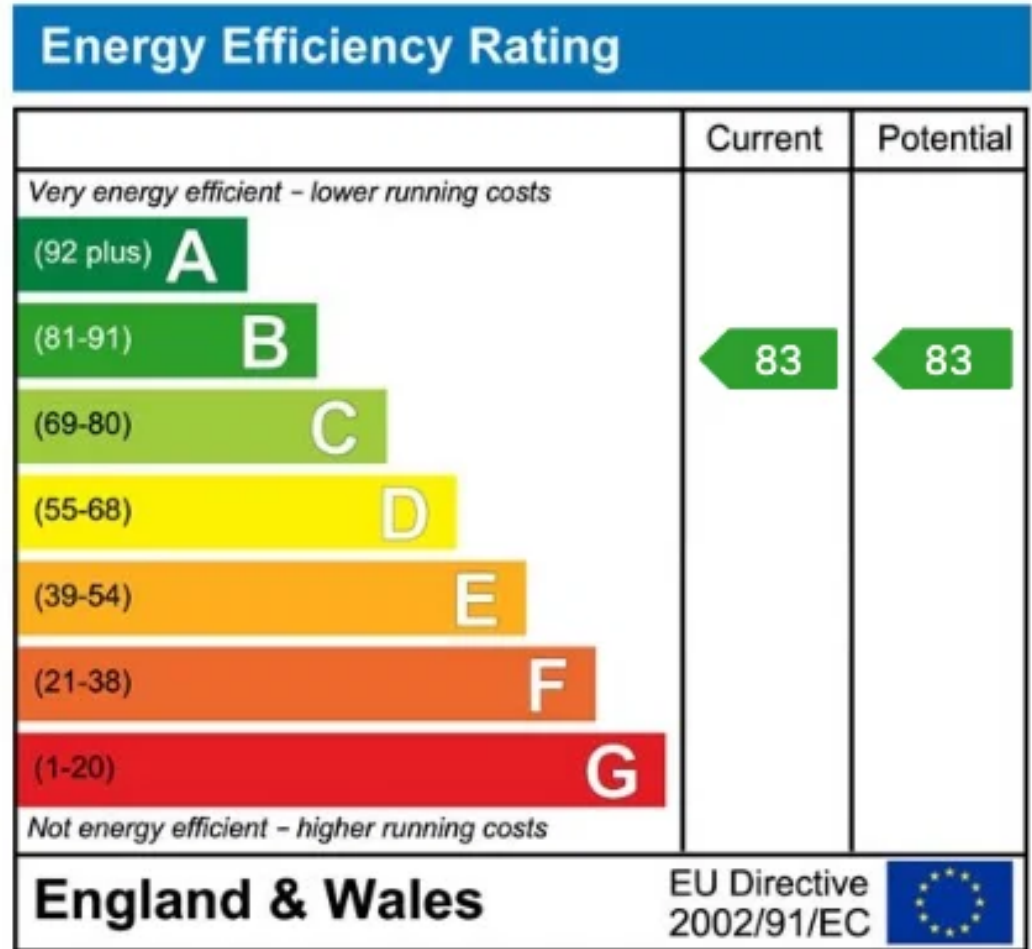
Lease Information

Lease: 244 years

Approx. Service Charge: £3,059 per annum

Ground Rent: TBC

7-Year New Build Warranty



Pacey Wingent Dickson Property Partnership Limited

197 Lower Road Great Bookham Leatherhead KT23 4DG

01372 456 804

info@pwdproperty.co.uk

<https://pwdproperty.co.uk/>