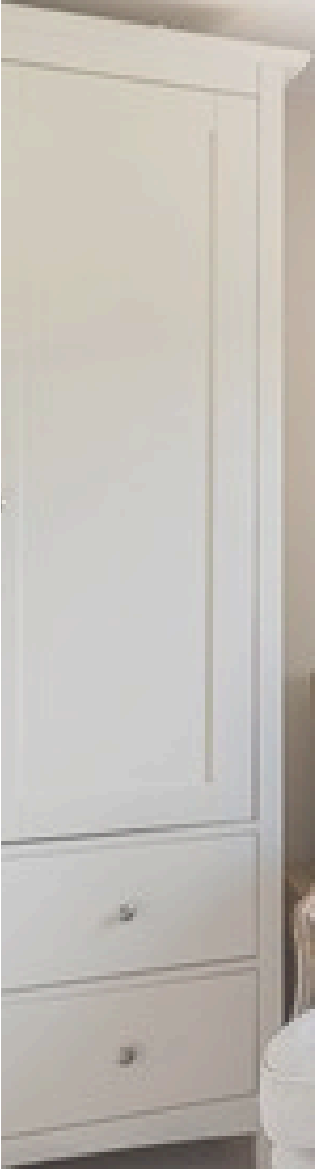


BUTTERFLY COTTAGE

Godalming



Chantries
& Pewleys

ESTATE AGENTS



AT A GLANCE

- 3 bedrooms
- Sitting room
- Dining room
- Kitchen
- Landscaped garden
- Garden office
- Garage
- Bathroom
- Planning permission to extend
- Gas central heating

Tenure: Freehold. Council Tax Band: D

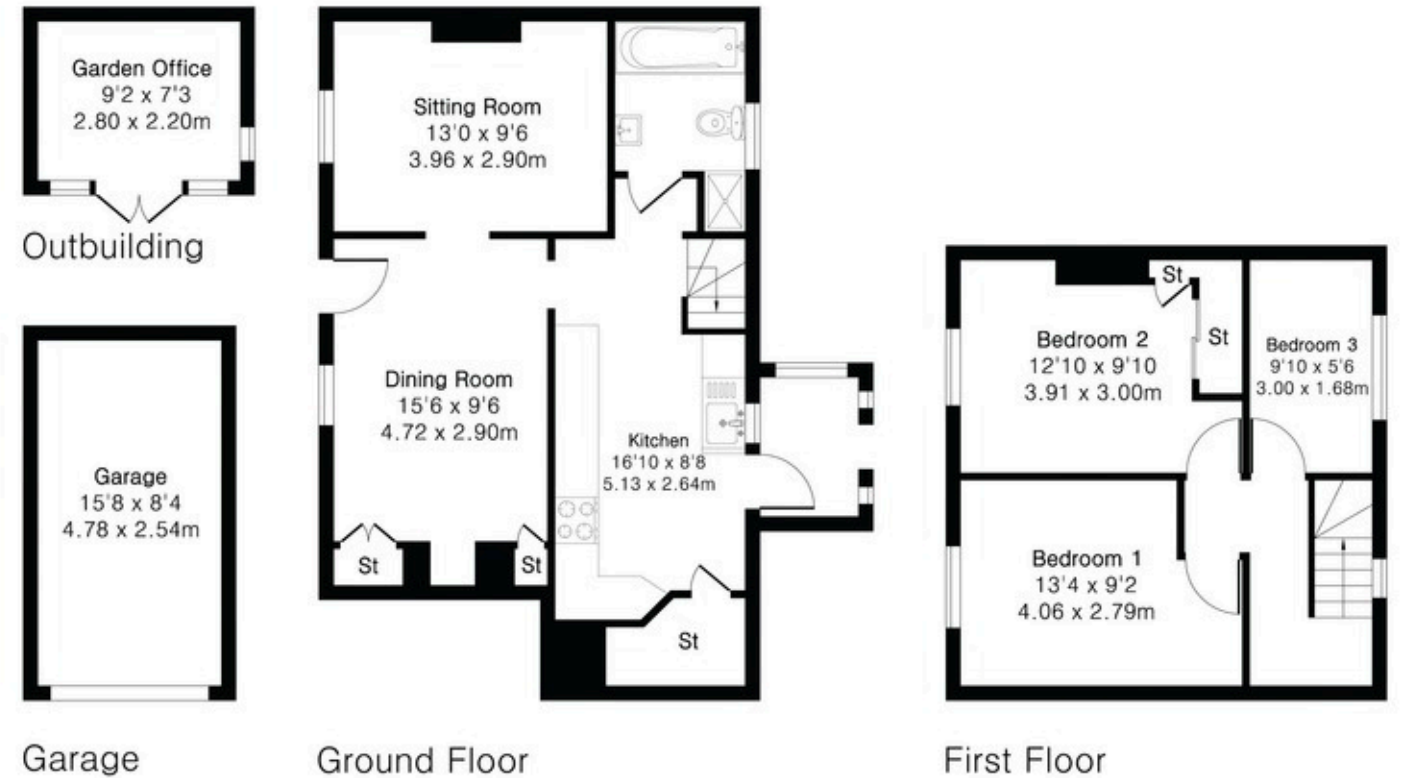
**Approximate Gross Internal Area 910 sq ft - 85 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 550 sq ft – 51 sq m

First Floor Area 360 sq ft – 34 sq m

Garage Area 131 sq ft – 12 sq m

Outbuilding Area 66 sq ft – 6 sq m



FROM THE AGENT

"The balance between original character and practical day-to-day living is what stands out here. The cottage retains a huge amount of period detail, and has been very well maintained by the owners. The reception spaces are comfortable and easy to use, while the landscaped gardens and separate garden room add another layer of flexibility that works particularly well for modern living."

Andrew

Andrew Blagden
Associate



ORIGINAL CHARACTER

A beautifully presented 15th-century Grade II-listed cottage with well-proportioned rooms, maintained to a very high standard throughout.

The cottage and gardens are full of character. There are exposed wall and ceiling timbers throughout. The main reception room has a good-sized fireplace with fitted wood burner, and both downstairs rooms have Dinesen solid wood flooring. The lounge features a bespoke-made bookcase, offering valuable storage.



BESPOKE KITCHEN

The kitchen has been fitted with bespoke solid wood storage and quality work surfaces. Included is a fitted Britannia range cooker, integrated dishwasher, newly purchased BOSCH washing machine and separate dryer, and BOSCH fridge with separate under-counter freezer. The bathroom has been renovated within the last six months and includes high-spec fittings throughout, including a heated towel rail and underfloor heating.



BEDROOMS & BATHROOM

There are three bedrooms on the first floor, with enough accommodation for two king-sized beds. The main bedrooms are fitted with bespoke handmade wardrobes, recently installed by the current owners. New carpet is laid throughout.

The cottage has a large boarded loft space, providing ample storage. A new boiler has been installed very recently, and new radiators have been fitted in all rooms.





The front and back gardens are delightful, having been professionally landscaped to provide colour and interest, and to create seating areas which are ideal for outdoor entertaining. The garden also features a quality timber garden room, designed and built by Crane, which is currently being used as an office but could be utilised as a studio, summerhouse or music room. There is also a good-sized garden shed and a single garage with off-street parking. The cottage comes with planning permission for a two-storey extension to enlarge and reconfigure the layout (WA/2026/00333; WA/2026/00346).

The house is situated close to miles of open countryside, ideal for walking and cycling, and is within 200m of the doctor's surgery. Farncombe village and mainline station are within a 0.8-mile walk. This brings a selection of amenities, including a small supermarket, hairdressers, and local primary and senior schools. There is easy access to the A3 at Compton.





 Chantries & Pewleys

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