



Willow Cottage 105 Brighton Road

Godalming GU7 1PW

Asking Price: £400,000 Freehold





- Enviaible Location Oppoiste Crownpits Green
- Easy Reach of Town Centre & Main Line Station
- Many Period Features
- Living Room with Open Fireplace
- Dining Room
- Kitchen
- Bathroom
- Two Good Sized Bedrooms
- Gas Heating
- Terraced Gardens



Occupying an enviable position set well back from the road, this delightful two-bedroom Bargate stone cottage perfectly blends charm and character with modern convenience. The property has an abundance of original period features and enjoys a lovely picturesque outlook over the scenic Crownpits Green. Excellently located for everyday life, the town centre—with its boutique shops, artisan cafes, and diverse restaurants—is within easy reach. For commuters, the mainline station is also nearby, providing a swift and direct link to London Waterloo in just 45 minutes. This unique character home, situated in the Conservation Area, offers a rare lifestyle opportunity in an enviable setting.







Main Line Station – 0.8 miles (Waterloo approx. 45 mins)

Godalming Town Centre – 0.4 miles

Busbridge Infant School – 0.7 miles Busbridge Junior School – 0.3 miles

Secondary School – 1.8 miles Doctors – 1.4 miles Dentist – 0.5 miles

A3 – 3.1 miles M25 – 15.9 miles M3 – 14.9 miles

Council Tax Band - D Payable - £2643.33 (2026/27)

Energy Efficiency Rating E

N.B There is a right of way across the front and rear of the house for the benefit of their neighbour to access their property.

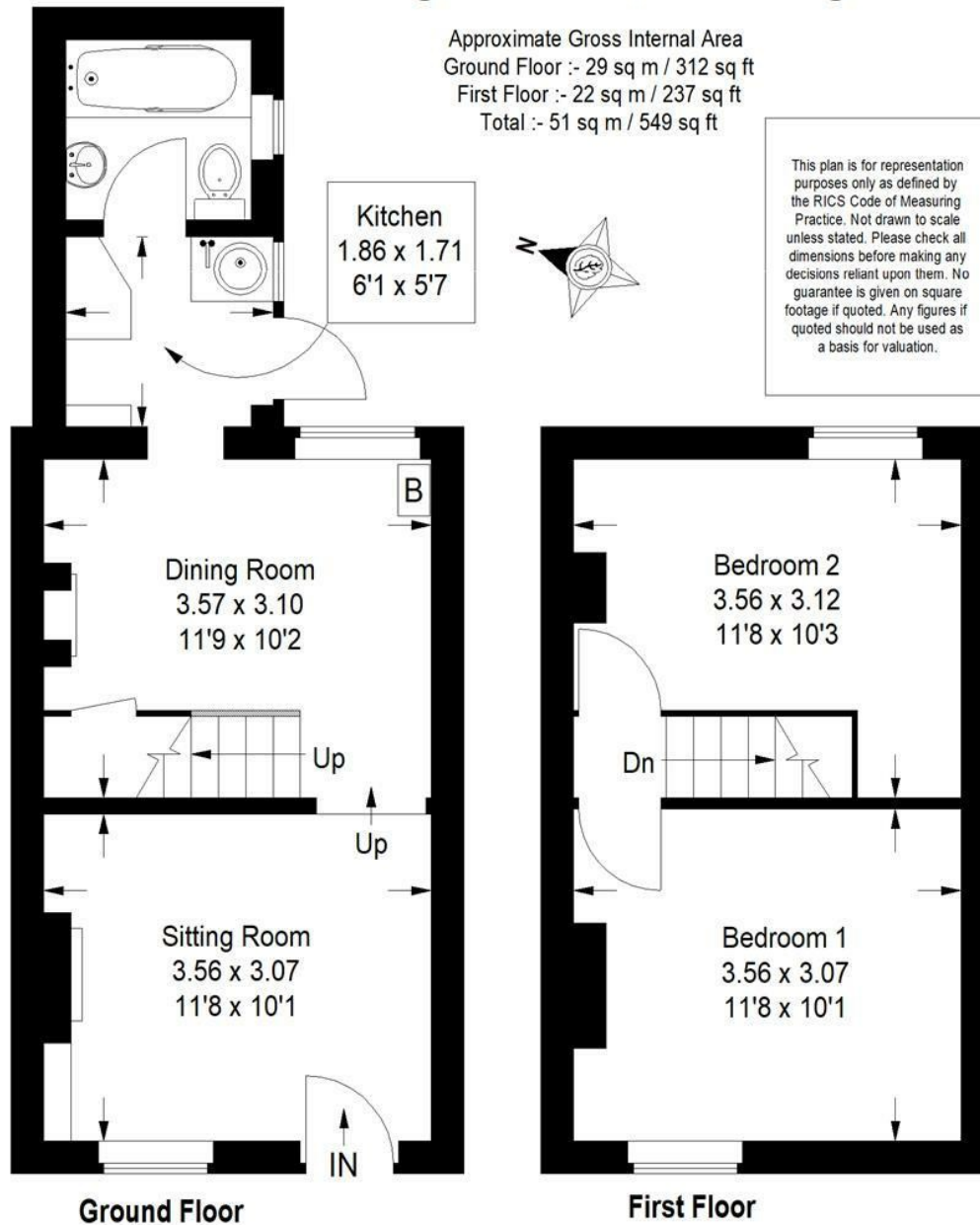


Directions: From our office in the High Street, proceed down Bridge Street and at the mini roundabout turn right into Flambard Way. Continue to the second set of traffic lights and turn left into Brighton Road. Continue up Brighton Road and Number 105 will be found after approximately ½ mile on your left hand side opposite Crownpits Green.



Approximate Gross Internal Area
Ground Floor :- 29 sq m / 312 sq ft
First Floor :- 22 sq m / 237 sq ft
Total :- 51 sq m / 549 sq ft

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Emery & Orchard
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email: office@emery-orchard.co.uk



Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.