

WELL COTTAGE

Godalming

WELL COTTAGE



Chantries
& Pewleys

ESTATE AGENTS



AT A GLANCE

Grade II listed period cottage

Two double bedrooms

Character features including exposed beams and leaded windows

Living room with woodburner

Modern fitted kitchen with Belfast sink

Contemporary bathroom with separate shower

Well-stocked terraced rear garden with sun terrace

Off-road parking

No onward chain

Planning consent for a substantial garden home office

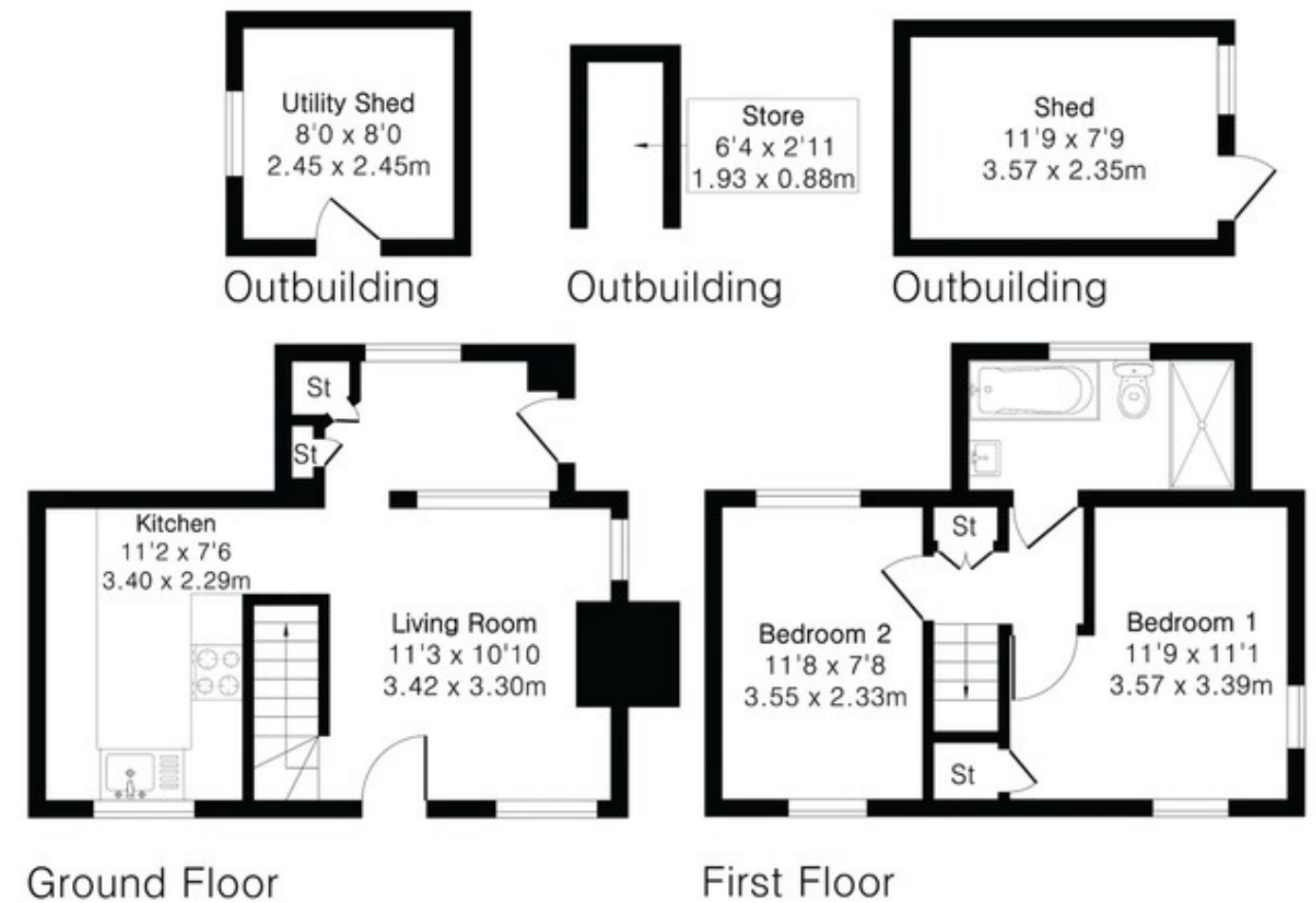
Tenure: Freehold. Council Tax Band: E

**Approximate Gross Internal Area 594 sq ft - 56 sq m
(Excluding Outbuilding)**

Ground Floor Area 297 sq ft – 28 sq m

First Floor Area 297 sq ft – 28 sq m

Outbuilding Area 174 sq ft – 16 sq m



FROM THE AGENT

"I love the "chocolate box" character, exposed beams and original features that Well Cottage has but also like that it has a modern kitchen and bathroom and also has off road parking which you don't always find this close to Godalming High Street"

Andrew Blagden
Sales Associate



PERIOD CHARM

The sitting room is full of period character, with exposed timbers, triple aspect leaded windows and a fireplace with a wood burner creating a welcoming focal point. The open hallway provides practical storage and a compact dining space.



PRACTICAL KITCHEN

To the rear, the kitchen/breakfast room has been fitted in a timeless style with excellent storage and workspace and provides ample room for informal dining. The kitchen connects naturally into the separate dining room, which links with the sitting room and in turn opens into the conservatory, creating flexible living space with an excellent relationship to the garden.

Practicality has also been considered with a separate utility room, useful boot room and cloakroom/WC completing the ground floor accommodation. Internal access to the generous garage provides further versatility.



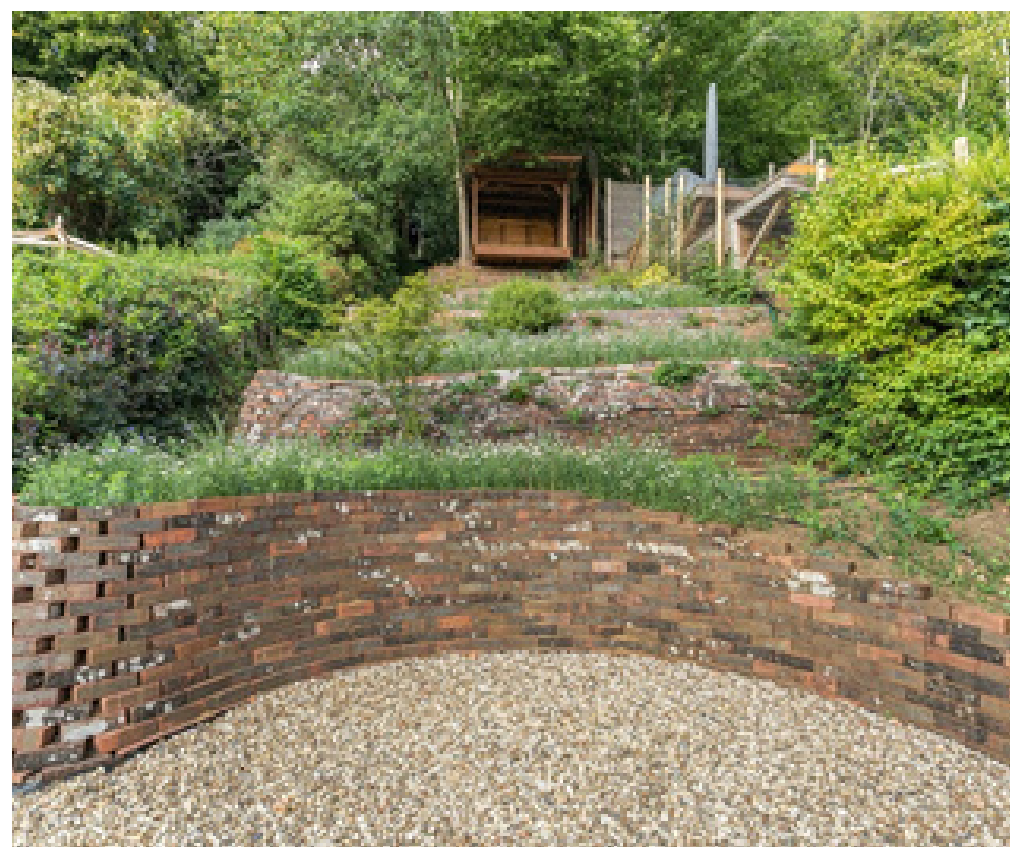
BEDROOMS & BATHROOMS

Upstairs are two good sized bedrooms, both dual aspect and each displaying the exposed timbers and vaulted ceilings that define the cottage. The principal bedroom is the larger of the two and enjoys attractive views across the front garden and the green, while the second bedroom also enjoys views over the back garden. The bathroom has been comprehensively modernised with a freestanding bath, separate glazed shower, contemporary vanity unit and quality tiled finish, creating a clean, modern contrast to the property's historic features.





GARDEN & SETTING



Well Cottage occupies a prominent position on Brighton Road, facing the green and just a walk from Godalming's historic High Street, independent shops, cafés and mainline railway station. The town provides a wide range of everyday amenities.

The rear garden has been carefully planted with mature shrubs, lavender borders and established trees, creating a colourful setting through much of the year. Bargate stone terraces provide several places to sit, whether enjoying the morning sun or dining outdoors, while steps lead through the different levels of the garden to create interest and privacy. At the top of the garden is a covered seating area which has a wonderful elevated outlook across Crownpits Green, taking full advantage of the late evening sun.

An attractive detached timber outbuilding complete with sink, provides useful storage or workshop space. There is planning consent (WA/2019/1939) to construct a detached oak-framed garden office in the rear garden.

There is driveway parking for up to three cars —an increasingly valuable feature so close to the town centre, particularly on Brighton Road.



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