

LITTLE BARN

Godalming



**Chantries
& Pewleys**

ESTATE AGENTS



AT A GLANCE

Approx. 2,908 sq ft

Striking Tudor-style elevations Gated approach

Beautiful central courtyard entrance

2 reception rooms

Impressive kitchen/breakfast room

5 bedrooms

3 bath/shower rooms

Detached garage

Stunning mature gardens

Highly sought-after private road

Tenure: Freehold. Council Tax Band: G. EPC: D



**Approximate Gross Internal Area 2908 sq ft - 271 sq m
(Excluding Garage)**

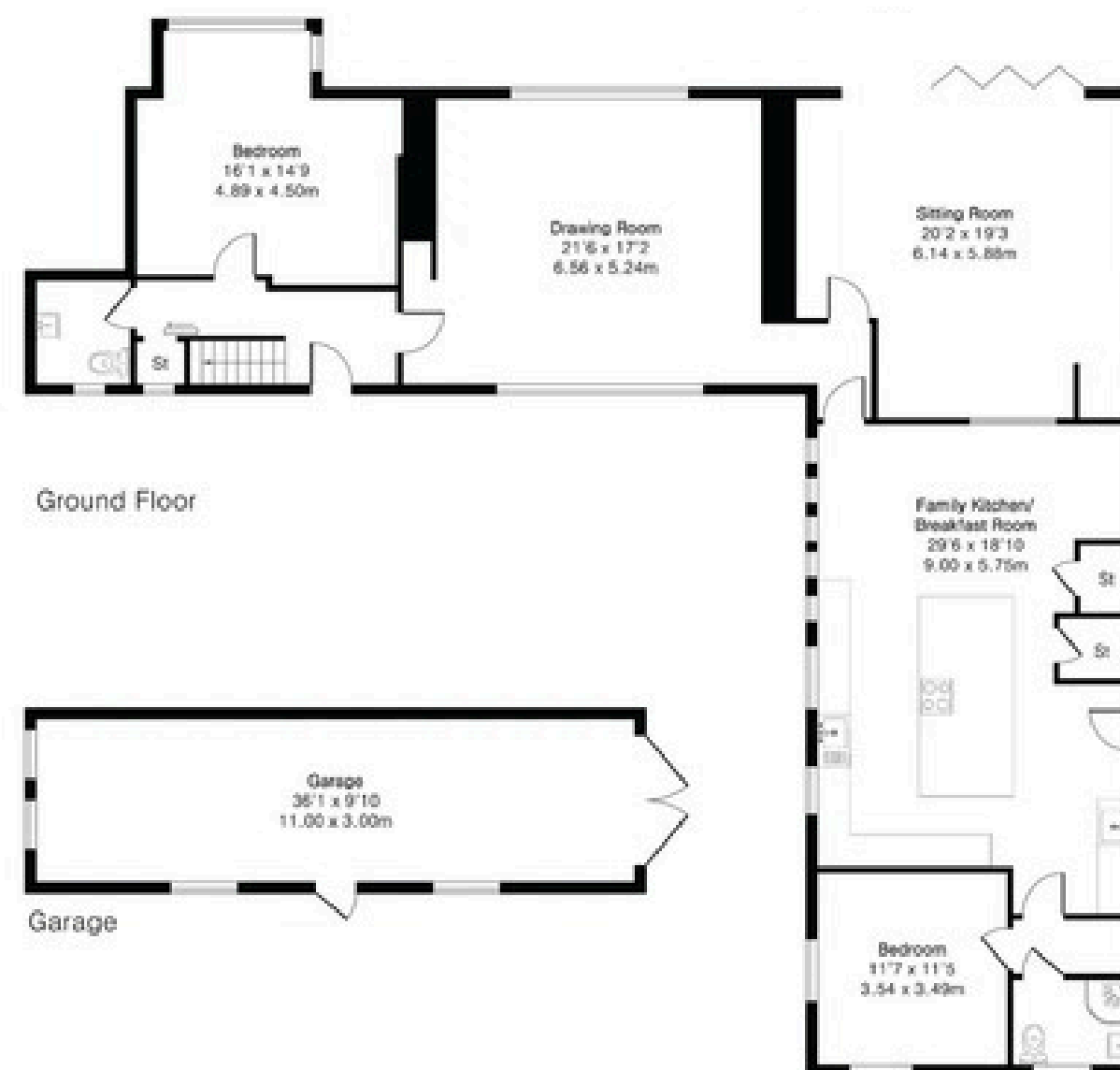
Ground Floor Area 1879 sq ft – 175 sq m

First Floor Area 1029 sq ft – 96 sq m

Garage Area 355 sq ft – 33 sq m



First Floor



Ground Floor

Garage

FROM THE AGENT



A beautifully unique family home wrapped in character, generous proportions and exceptional gardens.



Little Barn is one of those rare homes that genuinely feels like its own little world. From the moment you step through the courtyard entrance, there's this wonderful sense of calm and character that modern houses just can't replicate. Every room has personality — the big, welcoming reception spaces, the cosy beams, the kitchen that naturally becomes the heart of day-to-day life, and that fantastic family room overlooking the garden.

What I love most is how beautifully the house balances charm with practicality. The layout works effortlessly for real family living: places for everyone to come together, and places to spread out. And then there are the gardens — broad, mature and incredibly private — they really do make the whole setting feel special.

Homes like this don't come up often on Mark Way. It's a house to grow into, to celebrate in, and to make memories in for years. It's one that stays with you.

Andrew

Andrew Blagden,
Associate



VERSATILE LIVING SPACES

Warm, characterful rooms designed for family life

Little Barn's reception rooms offer a wonderful blend of charm and practicality. The drawing room and sitting room are both generously sized, with exposed beams, brick fireplace and deep-set windows that bring warmth and character to everyday living.

To the rear, the sitting room provides a bright, versatile space that opens directly onto the garden — ideal as a family room, playroom, home gym or cinema snug. Together, these rooms create a flexible layout that works beautifully for both quiet evenings and lively gatherings.





SOCIAL KITCHEN

A true family hub – sociable, practical and beautifully designed

At the centre of the home lies the family kitchen/breakfast room, a standout space that brings modern living into harmony with the property's history. With its large central island and cosy dining area, the room is both functional and inviting.

The result is a kitchen that becomes the natural heart of the home: warm, sociable and effortlessly practical – a place where morning routines, weekend gatherings and quiet evening meals all fit comfortably side by side.



THE PRINCIPAL SUITE

The bedroom accommodation is thoughtfully arranged to offer flexibility for families of all shapes and stages. Upstairs, the principal bedroom is a generous and calming retreat, complete with bespoke fitted wardrobes and a smart, contemporary en-suite bathroom with both bath and separate shower.



FURTHER BEDROOMS



Two further doubles on the first floor each enjoy excellent proportions, natural light and individual character, making them ideal for children, teenagers or guests.

A well-appointed family bathroom serves this level, featuring a large walk-in shower and double sinks.

On the ground floor, a further double bedroom sits quietly to one side of the house, perfectly suited for visiting guests, an older child, or multi-generational living. With a shower room nearby, it offers independence without feeling separate from the main home.

THE GROUNDS

*Beautiful, mature grounds offering
privacy, space and endless possibilities*



The grounds at Little Barn are one of its greatest assets — broad, mature and wonderfully peaceful. Stretching to around 0.6 acres.

The level lawn is framed by established trees and planting, creating a sense of space and privacy that's rare this close to town. To the side, the property enjoys a particularly attractive outlook across the playing fields of Charterhouse School, giving the setting an open, green and uninterrupted feel.

A terrace sits behind the house, offering an easy spot for outdoor dining and quiet evenings, while pathways link the main living areas to the garden. To the front, the large gravel driveway provides extensive parking and leads to the detached garage, reinforcing the generous proportions of the plot.





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