



ESTATE AGENTS



14 Marshall Road, Godalming, Surrey, GU7 3AS

OIEO £700,000

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This unique ground floor Mansion House Apartment is a truly rare find, offering over 1700SqFt of spacious and versatile accommodation, alongside a generously sized private garden that can be accessed directly from this impressive residence. Built during the Victorian Era, this property boasts an abundance of character features that are typical of its construction period, from its beautiful red brick exterior, sash windows, and high ceilings. Opportunities to purchase properties of this caliber and style do not come along often, making this a truly unique and exclusive offering.

With most of the accommodation conveniently situated on one level, this stunning property is ideal for downsizers who are looking for a more manageable space in the local area, or it could be equally suitable as a spacious and stylish family home. The apartment boasts four generously proportioned double bedrooms, a large kitchen diner, a conservatory, and an additional pair of reception rooms. The property is tremendously versatile and can meet the needs of a variety of buyers.

Externally, the apartment boasts a long driveway and an attractive front garden, with the added convenience of an EV charging point for those who have embraced electric cars. What's more, the property enjoys a larger than usual garden, measuring approximately 60ft by 40ft, which is an exceptional feature for an apartment and offers plenty of space for kids to play and explore.

In summary, this impressive Mansion House Apartment is located in a highly sought-after area and offers buyers a unique opportunity to acquire a characterful property that is truly one of a kind. The property is situated less than 10 minutes' walk from Farncombe station, making it highly convenient for commuters. To fully appreciate the character, charm, and space that this property offers, it must be seen in person.

Tenure: Share of freehold (50%)

Length of Underlying Lease: 961 Years

Share of Freehold Costs: £310 yearly 50% share of buildings insurance.

Shared repair costs if necessary split 50/50 with upstairs apartment.

Council Tax: Band D

- Four Bedrooms
- Ground Floor Apartment
- Parking for 2-3 vehicles
- Sizeable footprint - Circa 1700SqFt
- Large Garden
- 8 Minute Walk to Farncombe Station
- Basement
- Conservatory

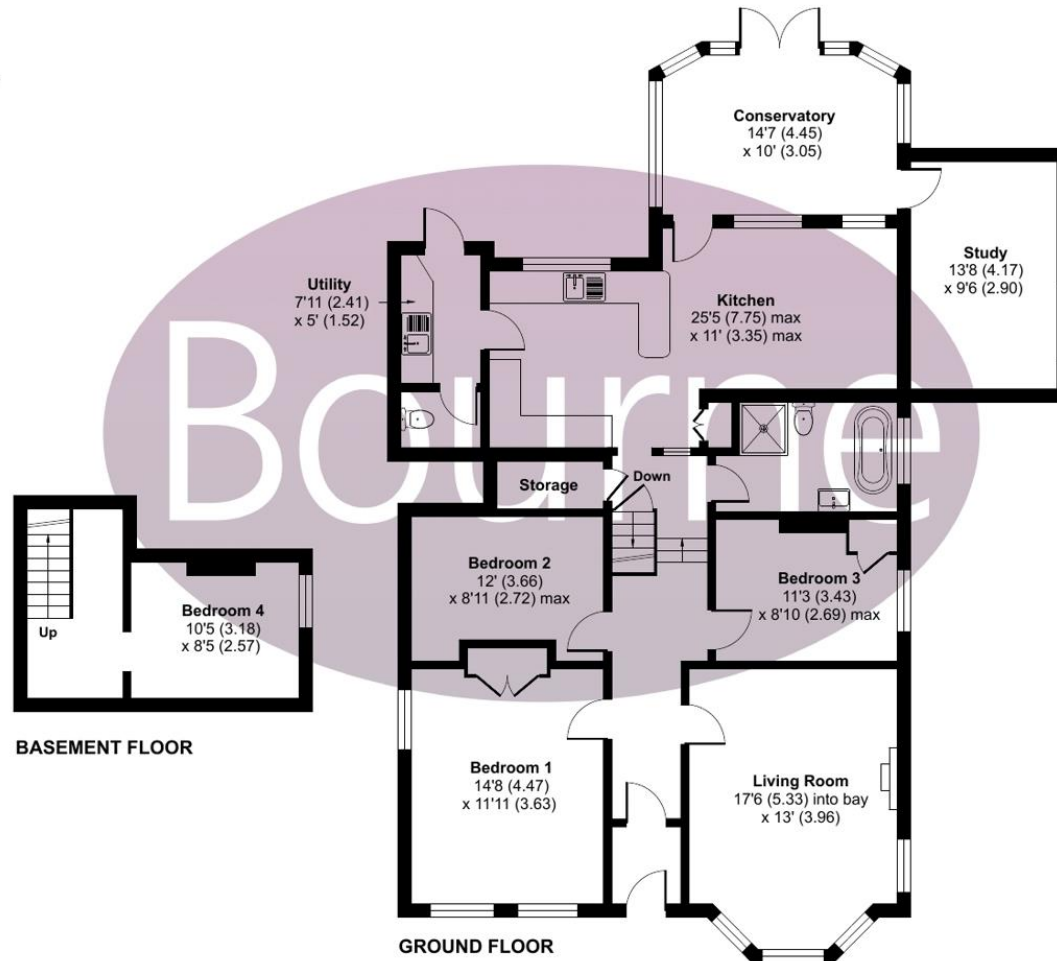


Floorplan

Marshall Road, Godalming, GU7

Approximate Area = 1708 sq ft / 158.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2023. Produced for Bourne Estate Agents. REF: 1058509

Location

Being just 15 minutes on foot from the centre of Godalming with its of chain and independent retailers as well as a variety of Pubs, Restaurants & Cafes this property enjoys easy access to a range of amenities whilst being insulated from the associated hustle & bustle!

A little under 10 minutes on foot a range of further possibilities can be explored by rail from Farncombe station. Or via road Guildford is just 7.5 miles to the north via the A3 offering further shopping and entertainment opportunities.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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