

# GUILDFORD ROAD



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GODALMING, SURREY, GU7 3BX

Available:

£6,995 PCM (Per Calender Month)

House - Detached - 5 Bedroom  
4 Bathroom - 5 Reception

## Summary

A substantial five-bedroom former coach house of 4,508 sq. ft. with a potential self-contained ancillary apartment if needed, beautiful south-easterly facing gardens, and a wonderful rural outlook over the River Wey.

## Key Features

- Part or Fully Furnished
- Five Bedroom
- Detached
- Study/Cinema Room
- Potential Self-Contained Apartment
- South-Easterly Gardens
- Pets Considered (case-by-case basis)







## THE PROPERTY

### Description

The impressive entrance opens into a stunning reception hallway, flooding the property with light. The drawing room to the east side of the property features high ceilings and a grand Georgian-style picture window that provides light and breathtaking views of the rear lawn garden and hillsides.

Alongside, The study/cinema room enjoys similar scenic views, serving as both a workspace and a cinema with an integrated surround sound system and full HD projector, perfect for unwinding with television shows or movies.

On the western side of the house, there is a beautiful bespoke shaker-style kitchen, decorated in muted country tones, offering an array of cabinets and pantry storage, a four-oven Aga with a side module, a dishwasher, and a fridge freezer. Beyond the kitchen, there is ample space for a breakfast table. Off the kitchen, the utility room features tall cabinets, laundry facilities, and a separate area with a hotplate and oven for additional cooking needs.

From the kitchen, you'll find a spacious dining room featuring a central fireplace, leading to a



substantial sitting room with a modern wood burner and patio door access to the garden.

Upstairs, The main bedroom suite features a separate dressing room and an en suite bathroom. The second bedroom includes a fitted wardrobe and an en suite shower room. Two additional double bedrooms and a family bathroom are also accessible from this landing.

At the far end, there is a potential separate, self-contained apartment with an en suite guest room, and sitting room. Private access and a rear staircase from the kitchen/utility room.

#### Outside

Set behind a high and mature yew hedge, the private driveway sweeps past an expansive and enclosed lawn garden. The driveway leads to a garage and carport.

The rear garden includes a terrace, lawn, pond, and flower beds. A raised platform offers sunset views, while a gravel area below is perfect for outdoor dining. Access to the National Trust towpath along the river is via a private entrance. Across the riverbank is a private paddock grazed by cattle.









## Location

Weylands is secluded by a Yew Hedge near the River Wey, providing easy access to both Godalming and Guildford, both of which offer an array of shops and facilities. Farncombe Station, 1.1 miles away, provides access to London mainline stations and Portsmouth. Furthermore, roughly 3 miles away is the A3. Nearby schools include St Catherine's and Cranleigh. Bramley Golf Course is 2.1 miles away.

### \*PROPERTY RENTAL OPTIONS:\*

1) Part-furnished excluding the potential self-contained ancillary apartment (£6,995 pcm)

or

2) Fully furnished including the potential self-contained ancillary apartment (£6,995 pcm)

Available: two months notice

Utility: Gas, mains water & waste, Electric

Pets are considered on a case-by-case basis.

Waverley Borough Council Band: H

EPC: D

Holding Deposit: £1,614





Approximate Gross Internal Area:  
 Main House: 4508 sq ft / 418.8 sq m  
 Outbuildings: 581 sq ft / 54.0 sq m  
 Total: 5089 sq ft / 472.8 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Godalming Lettings

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