

# LAKE COTTAGES



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THURSLEY, GODALMING, GU8 6NG

Available: 24th June 2026

£2,300 PCM (Per Calendar Month)

House - Terraced, 2 Bedroom  
1 Bathroom, 2 Reception  
Unfurnished

## Summary

A beautifully refurbished two-bedroom home situated in a peaceful semi-rural setting within a private estate, benefiting from a private garden and off-road parking.

## Key Features

- Two Double Bedrooms
- Modern Decor
- Two Car Spaces
- Private Rural Estate Location
- Pets considered on a case-by-case basis
- Private Garden





## THE PROPERTY

### Description

The ground floor is hard flooring throughout. The front door opens into a porch area, leading into the hallway. From there is a bay-fronted sitting room, a separate dining room, and a modern fitted kitchen with appliances and French doors opening onto the garden. There is also a downstairs W.C./utility room with a washing machine and dryer.

On the first floor there are two good-sized double bedrooms. The principal bedroom is located at the front of the property, with the second bedroom overlooking the rear and garden. The bathroom is a four-piece suite with both a separate bath and shower.

Externally, the property benefits from off-road parking for two cars and a private enclosed rear garden, which is mainly laid to lawn. There is rear gate access for bins, along with a garden shed.



## Location

French Lane is a wonderful, rural setting nestled between the villages of Thursley and Bowlhead Green with Bridleway access from the French Lane to miles of countryside walks. There is excellent road access to Guildford and London northbound on the A3 and Portsmouth to the south.

Waverley Borough Council tax band E.

Utilities (charged in addition to rent payments):

- LPG tank: charged separately by the estate
- Private Water Supply: Charged by the estate based on Thames Water rates
- Shared Septic Tank: Costs shared equally (1/5) between five cottages
- Mains Electricity: Supplied and sub-metered by the estate
- Estate-supplied fibre broadband: approximately £30 per month

Holding deposit: £530 (equivalent to one weeks rent)

Deposit: £2,653 (equivalent to five weeks rent)

EPC Band F (Exemption received)

To check broadband and mobile phone coverage please visit Ofcom website:  
[ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker](https://ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker)



## Witley Park, Thursley, Godalming, GU8

Approximate Area = 1147 sq ft / 106.5 sq m  
Outbuilding = 48 sq ft / 4.5 sq m  
Total = 1195 sq ft / 111 sq m  
For identification only - Not to scale



 Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Grantleys. REF: 903907

## Godalming Lettings

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