

HORNBEAM WAY



HORNBEAM WAY

GODALMING, GU7 2FN

Available: 24th July 2026

£3,500 PCM (Per Calendar Month)

House - Detached, 4 Bedroom
2 Bathroom, 2 Reception
Unfurnished

Summary

Exceptional four-bedroom detached family home with countryside views, stylish open-plan living, generous garden, garage, driveway parking and excellent access to Godalming.

Key Features

- Four Bedrooms
- Two and Half Bathroom
- Countryside Views
- Open-Plan Living
- Private Garden
- Garage







THE PROPERTY

Description

Occupying a prominent corner plot overlooking open countryside, this beautifully presented four-bedroom detached home offers spacious, contemporary accommodation designed for modern family living. Finished in a tasteful palette of soft neutral tones throughout, the property is bright, welcoming and exceptionally well maintained.

A central hallway leads to two generous reception rooms, including a spacious dual-aspect sitting room with French doors opening directly onto the rear patio. At the heart of the home is an impressive open-plan kitchen and dining room, featuring contemporary handleless cabinetry, stone worktops, integrated Bosch appliances and additional French doors opening onto the garden, creating an excellent space for everyday family life and entertaining.



Downstairs

The ground floor comprises a welcoming entrance hall, generous dual-aspect sitting room, spacious open-plan kitchen and dining room with integrated Bosch double oven, electric hob, dishwasher, washer/dryer and fridge-freezer,

together with a cloakroom and useful under-stairs storage cupboard. Amtico LVT flooring extends throughout the principal living areas.

Upstairs

The first floor offers four well-proportioned bedrooms. The dual-aspect principal bedroom enjoys countryside views, fitted wardrobes and a contemporary en-suite shower room. Two further double bedrooms and a generous single bedroom provide flexible accommodation for families, guests or home working. A modern family bathroom serves the remaining bedrooms, while a linen cupboard provides additional storage.

Outdoors

The enclosed rear garden features a generous patio accessed from both the sitting room and kitchen, making it ideal for outdoor dining and entertaining. Beyond is a level lawn with ample space for children to play. A side gate provides access to the driveway, while the attached garage and private driveway offer off-road parking for up to three vehicles. An electric vehicle charging point is also installed.









Location

Hornbeam Way is conveniently positioned approximately 0.9 miles from Godalming's mainline railway station, providing regular services to London Waterloo in around 41 minutes. Godalming offers a wide range of shops, cafés, restaurants and supermarkets, alongside highly regarded state and independent schools including Busbridge School, St Edmund's and Godalming College. The A3 provides excellent road links to London, Guildford and the south coast, while nearby Holloway Hill Recreation Ground and the surrounding Surrey countryside offer superb opportunities for leisure, walking and cycling.

Utilities: Mains electricity, gas, water and drainage.

Holding Deposit: £807 (one week's rent)

Deposit: £4,038 (five weeks' rent)

EPC: B

Council Tax: Band G – Waverley Borough Council

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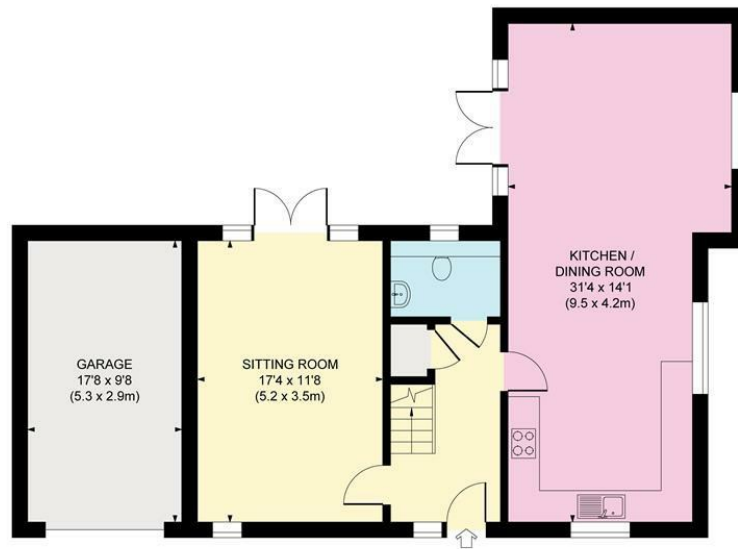
Approximate Gross Internal Area

Ground Floor 749 sq. ft / 69.58 sq. m

First Floor 786 sq. ft / 73.02 sq. m

Garage 173 sq. ft / 16.00 sq. m

Total 1,708 sq. ft / 158.60 sq. m



GROUND FLOOR



FIRST FLOOR

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 decisions reliant upon them.

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