

LAKE COTTAGES



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THURSLEY, GODALMING, GU8 6NG

Available: 31st August 2026

£2,250 PCM (Per Calendar Month)

House - End Terrace, 2 Bedroom
1 Bathroom, 2 Reception
Unfurnished

Summary

A fabulous, renovated two-bedroom semi-rural house with parking and a spacious private garden.

Key Features

- Private Estate
- Two Bedroom
- One Bathroom
- Private Garden
- Private Parking
- Refurbished





THE PROPERTY

Description

The ground floor is made up of entirely hard flooring throughout; the front door opens into a porch area, and entrance hall. There is a downstairs loo/utility room directly off the hallways as well as a large bay-fronted living room with a feature fireplace that extends through sliding doors into the dining room which leads through to the open-plan kitchen with built-in equipment.

On the first floor are two large double bedrooms, one of which is bay-fronted. The brand new bathroom has a bath, a separate shower, as well as his and hers sinks.

There are spaces for two cars in the parking area and the house has a private, enclosed rear garden which will be mainly laid to lawn. There is a gate at the rear for bin access and a new 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 (approximately £2,556 pa)

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

EPC Band F (Exemption granted)

Holding deposit: £519 (equivalent to one weeks rent)

Deposit: £2,596 (equivalent to five weeks rent)

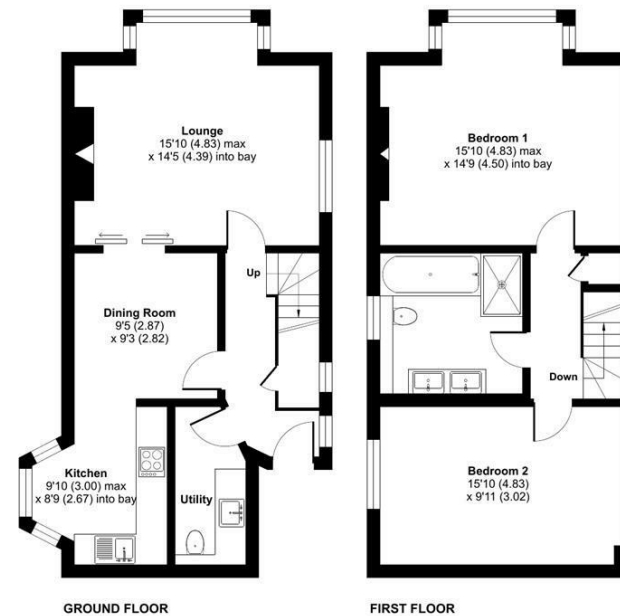
To check broadband and mobile phone coverage please visit Ofcom website:

ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker



Witley Park, Thursley, Godalming, GU8

Approximate Area = 1046 sq ft / 97 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). © richcom 2023. Produced for Grantleys. REF: 943991

Godalming Lettings

26 Church Street
Godalming
Surrey
GU7 1EW

Tel: 01483 407630

