

BALLFIELD ROAD



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GODALMING, GU7 2HB

Available: 1st October 2026

£2,750 PCM (Per Calendar Month)

Maisonette, 2 Bedroom
1 Bathroom, 1 Reception
Furnished

Summary

Grantley are delighted to present this beautifully refurbished two-bedroom maisonette, enjoying stunning far-reaching views, a private terrace and its own private garden, all within walking distance of Farncombe Station. Set within the leafy surroundings of the renowned Charterhouse School, the property combines a peaceful and picturesque setting with convenient access to Farncombe, Godalming and some of Surrey's most attractive countryside and amenities

Key Features

- Beautifully Refurbished
- Two Double Bedrooms
- Stunning Views
- Private Terrace
- Walk to Station
- Bespoke Finishes
- Garden
- On-street parking







THE PROPERTY

The property has been carefully and sympathetically refurbished by the current owners, with an exceptional standard of craftsmanship evident throughout. The abundance of natural light and remarkable sense of space make this home truly unique. Thoughtfully considered improvements and bespoke finishes have been seamlessly incorporated, creating a home that is both highly practical and beautifully presented.

The spacious kitchen is well equipped, featuring a range cooker, central island and ample storage, making it ideal for both everyday living and entertaining.

A generous reception room enjoys far-reaching views and opens directly onto a private terrace, providing an excellent space to relax or entertain while taking in the surrounding outlook.

The principal bedroom benefits from lovely views and bespoke fitted storage, offering both style and practicality.

The second bedroom is a well-proportioned double, also enjoying attractive views across the surrounding area.

The contemporary bathroom features a full-size bath with overhead shower, finished with sleek, modern fittings and a clean, stylish design.

Further enhancing the property are a number of carefully considered additions, including a heat recovery ventilation system, bespoke handcrafted furniture and a range of thoughtful design details, such as integrated lighting within the staircase balustrade.

The property is beautifully furnished throughout with carefully selected mid-century modern pieces, perfectly complementing its character and contemporary refurbishment.









The property benefits from access to a well-maintained private garden, with further communal access around the property.

The property enjoys an enviable location within walking distance of the historic market town of Godalming, with its picturesque streets, independent boutiques, cafés, restaurants and riverside walks. Just a few minutes away by train, the vibrant medieval town of Guildford offers further shopping, dining and cultural attractions. The property is within walking distance of both Farncombe and Godalming railway station, providing regular mainline services to London Waterloo, making it an excellent choice for commuters.

On-street parking is readily available, with no permit required.

Utilities - Mains gas, electricity, sewage and water

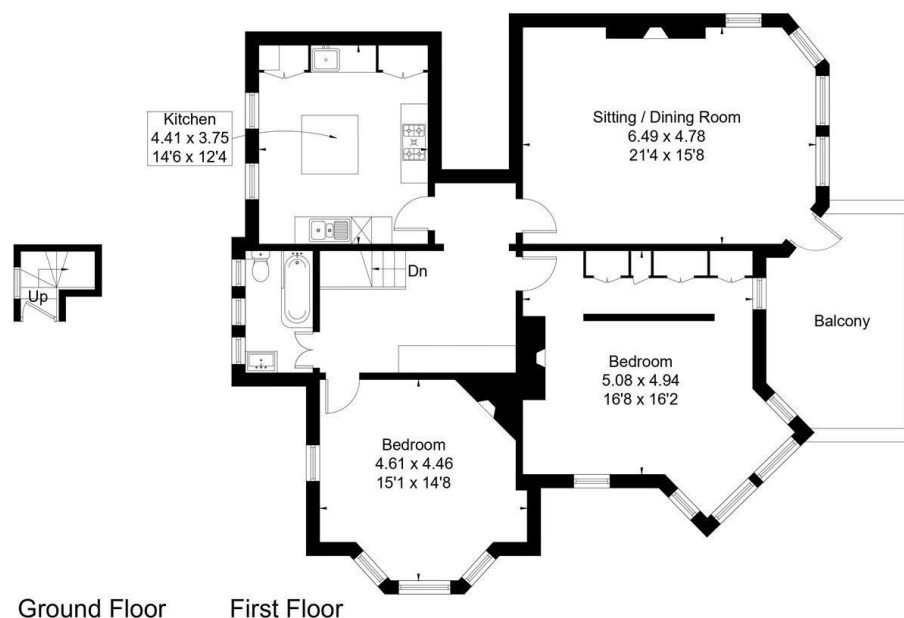
EPC Band - Band C

Council Tax - Band D - Waverley - 2,643.33 per annum

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



Approximate Floor Area = 116.1 sq m / 1249 sq ft



Ground Floor

First Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #108231

Godalming Lettings

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