



**Shadyhanger, Godalming, Surrey. GU7 2HR**

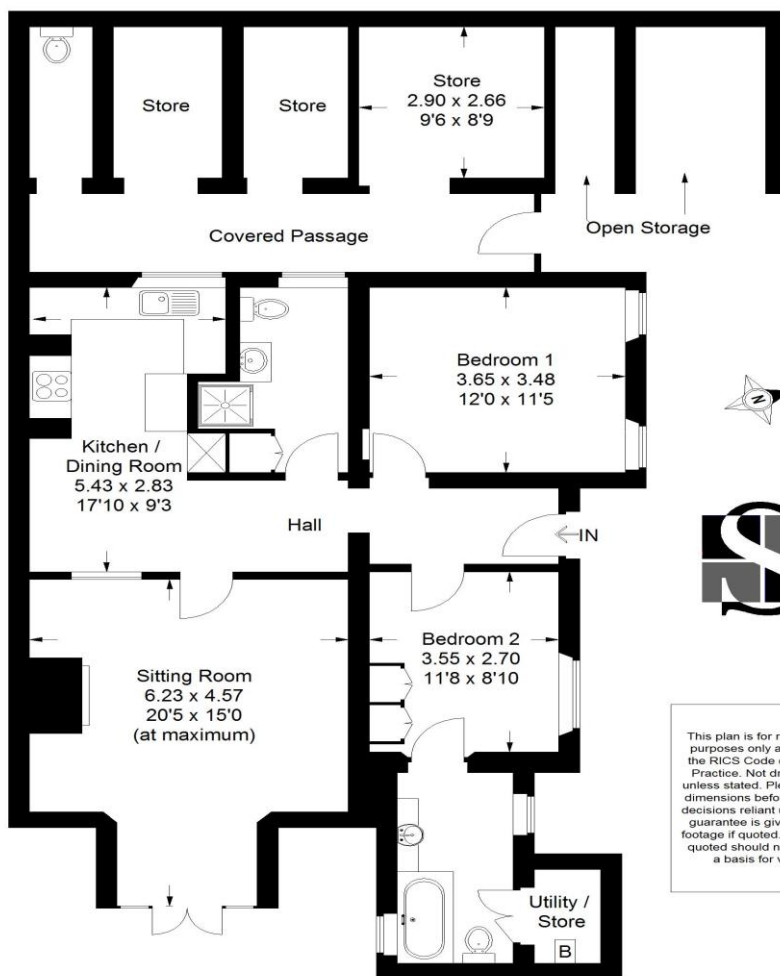
**Guide Price £435,000**

Entrance hallway \* Sitting room \* Dining area \* Modern fitted kitchen \* Two bedrooms \* En-suite bathroom \* Family shower room \* Private landscaped garden \* Gas fired central heating to radiators \* Many original features \* Five bunker style store rooms \* Panoramic views \* Situated within half a mile of the main line railway station \* EPC rating D \* NO ONWARD CHAIN \*

## Shadyhanger, Godalming

Approximate Gross Internal Area = 89.2 sq m / 960 sq ft  
Stores / Covered Passage = 43.4 sq m / 467 sq ft  
Total = 132.6 sq m / 1427 sq ft

**Important Notice.** Every effort is made to ensure that our sales particulars are correct and reliable. The information contained in these sales particulars does not form any part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements or details stated. We do not test services, systems and appliances and we are therefore unable to verify that they are in working order.



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

**SITUATION** Rowbury House is situated in a highly desirable and rarely available no-through road and commands panoramic and distant views over Godalming and the Wey Valley. Godalming is a unique Saxon town over 1200 years old, with interesting old pubs, museum and churches. There is a wide variety of pubs and restaurants suiting all tastes and pockets, shops, many in buildings that are over 500 years old, as well as two superstores at the lower end of the town near the historic River Wey and the Wey Navigation Canal, the oldest in the world. The mainline station offers an excellent service to both London Waterloo and Portsmouth. The A3 provides links to London and the South Coast as well as the M25 to Heathrow and Gatwick airports.

**DESCRIPTION** This extremely attractive and imposing building with its particularly distinctive Bargate stone elevations and numerous other character features offers spacious accommodation of approximately 960 sq ft with direct access onto a large private garden with fantastic views. This property benefits from its own front door that leads onto an entrance hall. There are doors leading to all the rooms; to the right is a large master bedroom. Opposite the master bedroom is bedroom two with built in wardrobes and an en suite bathroom with a white suite including a bath with shower above, wash basin and wc, and 2 windows and there is a useful laundry cupboard housing the boiler, together with space and plumbing for a washing machine. The family shower room is accessed from the hallway and is fully tiled. The hallway leads onto a dining area, which comfortably seats 6-8 people and then leads into the kitchen which has a rear aspect with a range of base and eye level units, built in oven with a four ring hob, extractor, sink, dishwasher, fridge/freezer, part tiled walls and tiled floor. The next room is the main living room which is a light and airy room due to the south east aspect windows and double doors opening on to the garden. There is also a feature fireplace and neutral decor throughout. To the front of the property is an enclosed beautifully landscaped garden which is exclusively owned by this apartment and is ideal for outdoor entertaining, a lawned area with well stocked flower and shrub borders, there is a patio area with space for seating to enjoy the fantastic views. Down the side of the property a path leads to passage way that gives access to the five bunker style storage areas with a w/c at the far end, there is light and power in this area. The apartment possesses many quirky and character features so must be viewed to appreciate fully.

### LEASE DETAILS:

Length of Lease: 999 years from 6 December 1985 (968 years remaining)  
Ground Rent: £15 per annum  
Buildings Insurance: £217.69 per annum

**LIKELY RENTAL FIGURE** Following advice from our Letting Department we understand the property could potentially rent out on a monthly basis for £1350 pcm.

**SERVICES** The property has mains water, electricity, gas fired central heating and mains drainage.

**COUNCIL TAX** Band C Current assessment for 2016/2017 - £1,522.84.

**VIEWING** Strictly by appointment through Seymours Estate agents, 13-15 Wharf Street, Godalming, Surrey. GU7 1NN. Tel. 01483 420555.

**DIRECTIONS** From our offices at 13-15 Wharf Street, continue down Wharf Street and follow the road round to the right into Bridge Street. At the T Junction turn right and stay in the left hand lane, continuing over the roundabout over Town Bridge. At the next roundabout turn left into Chalk Road. Take the next right into Nightingale Road and next left into Upper Manor Road, turn left into Shady Hanger and Rowbury House can be found a short way along on the right hand side.



**SEYMOURS**  
Independent Estate Agents



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