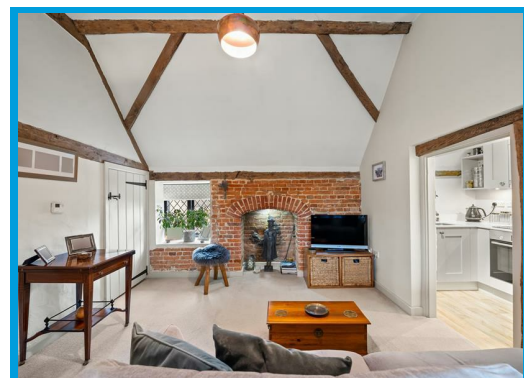




Wyatts Close, Godalming, GU7 3BY

Offers In Excess Of £315,000

A simply stunning Grade 1 listed, one bedroom conversion apartment with its own private garden. Located within walking distance to Farncombe mainline station and conveniently positioned within easy access to Godalming & Guildford town centres, this beautifully presented apartment is steeped in history and boasts character features throughout.



Description

Dating back to 1622, this beautiful building was carefully converted in 2020 ensuring its great heritage was retained.

This stunning apartment is accessed through a well-kept communal entrance hall and is positioned on the first floor of this magnificent building Grade 1 listed building.

The accommodation comprises a lounge with built in storage and feature brick fireplace, a high specification kitchen with Quartz worktops and integrated Bosch appliances, a double bedroom with a modern en suite shower room with Porcelanosa tiles.

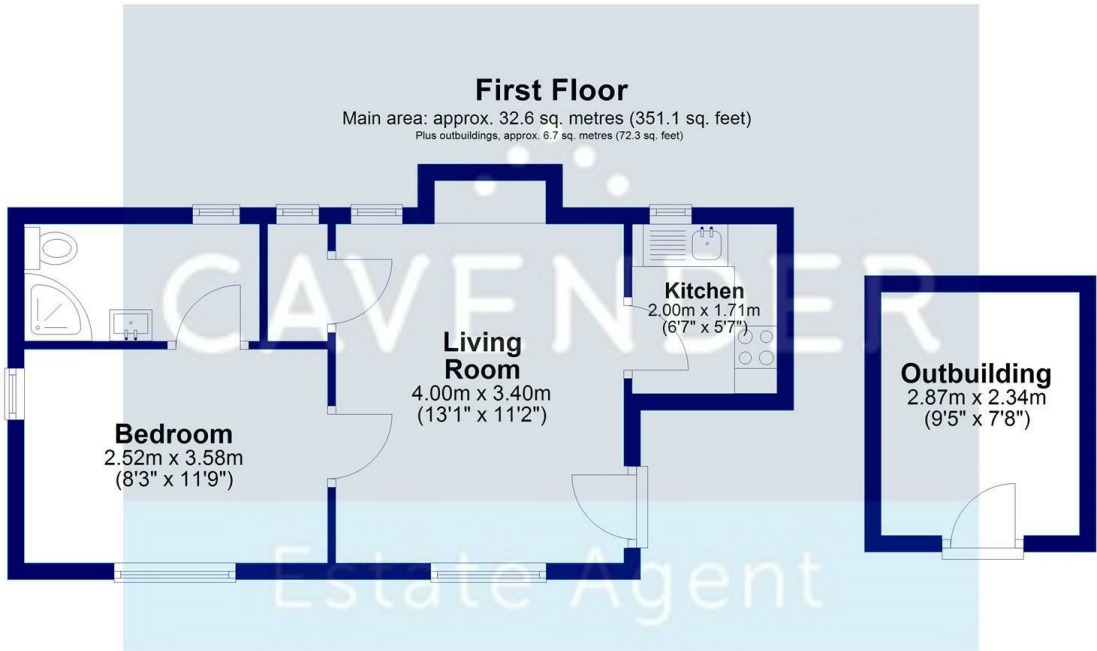
The apartment is steeped in character features including vaulted ceilings with exposed beams and restored lead-light windows.

Outside, there is a pretty, fully enclosed private garden with outhouse which the current owner is using this as a convenient utility room. However this room offers great versatility and could easily be used as a home office or studio, as it is supplied equipped with electricity, a water supply and it is insulated.

When the building was converted in 2020, the electrics were completely replaced, along with the gas central heating system.

There is an allocated parking space as well as ample visitor parking around the development.

Local shops, restaurants and pubs are only a short distance away with large Supermarkets only a very short drive away.



Main area: Approx. 32.6 sq. metres (351.1 sq. feet)
Plus outbuildings, approx. 6.7 sq. metres (72.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

