



8a Farncombe Street, Farncombe, Godalming, Surrey, GU7 3AY

8A FARNCOMBE STREET, FARNCOMBE, GODALMING, SURREY, GU7 3AY

- BEAUTIFULLY CONVERTED 1-BEDROOM APARTMENT BY FORAY HOMES
- HIGH-SPEC FINISH WITH BRIGHT, OPEN-PLAN LIVING SPACE
- SPACIOUS DOUBLE BEDROOM WITH USB AND TV POINTS
- PRIVATE REAR PATIO GARDEN IDEAL FOR RELAXING OR ENTERTAINING
- WALKING DISTANCE TO FARNCOMBE STATION AND LOCAL AMENITIES
- MODERN SHAKER-STYLE KITCHEN WITH INTEGRATED APPLIANCES AND BREAKFAST BAR
- CONTEMPORARY 3 PIECE BATHROOM
- EPC: E



A beautifully converted one-bedroom apartment, offering high-spec contemporary living with a private patio garden, just a short walk from Farncombe station and local amenities.

This exceptional ground floor one-bedroom apartment, thoughtfully converted by Foray Homes, is ideally located within walking distance of Farncombe mainline railway station and a variety of local amenities. Finished to an impressive standard, the property offers bright, contemporary living spaces and the added benefit of a private rear patio garden. Upon entering through the front door, you are welcomed into a spacious open-plan living, dining, and kitchen area. The kitchen is fitted with stylish shaker-style units, quartz worktops, and under-unit lighting, and includes a stainless-steel sink with drainer, a 4-ring induction hob with extractor, and a range of integrated appliances including an oven, washer/dryer, slimline dishwasher, and fridge/freezer. A breakfast bar adds a practical touch to the space. The double bedroom is positioned at the rear of the property and features integrated storage. The bathroom is finished to a high standard with a white suite comprising a tiled, panel-enclosed bath with shower and screen, a vanity sink unit, toilet, and a large, fitted mirror. Dual frosted rear windows provide natural light, and the walls and flooring are fully tiled. Outside, the property enjoys a private rear patio garden—ideal for relaxing or entertaining.



LEASE INFORMATION

Tenure: Share of Freehold

Length: New lease - 999 years from 2025

Service Charge: £700 per year

Ground Rent: £0

SITUATION

Farncombe is a charming village located just outside Godalming, offering a variety of local amenities including a Co-Op, independent cafés such as Natter, a fish and chip shop, Indian restaurants, a Chinese takeaway, a laundrette, and traditional pubs. The village benefits from its own railway station, providing direct services between Portsmouth and London Waterloo—ideal for commuters. Nearby Godalming and Guildford town centres offer a wider selection of shopping, dining, leisure, and educational facilities. The area is well-connected via the A3 and A31, offering easy access to the South Coast, the M25, central London, and international airports. Guildford sits on the edge of the stunning Surrey Hills Area of Outstanding Natural Beauty, providing miles of scenic countryside for walking, cycling, and horse riding.

GODALMING | 1.2 miles

GUILDFORD | 4.6 miles

LONDON WATERLOO | 47 MINUTES BY TRAIN FROM
FARNCOMBE MAINLINE

CENTRAL LONDON | 36 miles

HEATHROW AIRPORT | 29 miles

Farncombe Street , Farncombe

Approximate Gross Internal Area
51.1 sq m / 550 sq ft



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.

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

TBC

SERVICES

Mains water, electricity, mains drainage.

There is no gas supply at this property

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	43	43
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

CG GUILDFORD OFFICE

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DIRECTIONS

Sat Nav ref - GU7 3AY

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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LIPHOOK OFFICE
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