



2 The Rotunda, The Burys, Godalming, Surrey, GU7 1FN

2 The Rotunda

THE BURYS, GODALMING, SURREY, GU7 1FN

2 Rotunda forms part of the historic Grade II listed Rotunda building on The Burys in central Godalming, within easy reach of the High Street and mainline station. The Rotunda was constructed in 1883 by architect Samuel Welman using Bargate stone and was originally designed as a circular Sunday school with a domed roof, intended to allow pupils to see the teacher clearly from all angles. The wider Rotunda and Old Church complex has since been restored, with part of the Rotunda converted for residential. The property is offered with no onward chain and has dedicated parking to the front for 2 cars

A porch to the front leads into the hallway. On the ground floor, there is a generous master bedroom with two built in wardrobe areas and an en suite shower room comprising a basin set within a vanity unit, a walk in shower and a WC. There is a further double bedroom served by a three piece bathroom, which includes a bath with shower over, WC, basin with vanity unit, heated towel rail and large stained glass windows. The utility room completes the ground floor accommodation.

Stairs lead to a landing area currently arranged as a home office. On the first floor, there is an open plan kitchen and living area set within the original curved form of the Rotunda. The kitchen includes an induction hob, electric oven, built in microwave, fridge freezer and a single sink with drainer. The room retains features of the original structure, including large windows and stained elements that reference the building's past.

- No onward chain
- 2 dedicated parking spaces
- 2 double bedrooms
- Modern kitchen
- Attractive character building
- Open plan living
- 2 bathrooms
- EPC: D

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Local Authority: Waverley Borough Council / Tax Band E

Services: The property has all mains services connected









SITUATION

2 Rotunda is situated on The Burys in central Godalming, close to local facilities including Waitrose, Godalming Library and the surrounding civic buildings. The property is also just a 10-minute walk from Godalming station via The Burys, providing convenient access to mainline rail services to London Waterloo. Godalming is an established market town located approximately four miles south west of Guildford, offering a range of shops, cafés, everyday services and leisure amenities within its compact town centre. The wider area also benefits from good road connections towards Guildford and the A3, linking to London, the M25 and the south coast. The local area also includes parks, riverside walks and access to nearby countryside, reflecting Godalming's long-standing role as a regional centre with both town amenities and green spaces close at hand.



DIRECTIONS

2 Rotunda is easily accessed from Godalming town centre. From Waitrose, head North-West along The Bury. The property is located on your right hand side.

LEASE INFORMATION

Tenure: Leasehold

Service Charge: TBC

Ground Rent: Peppercorn

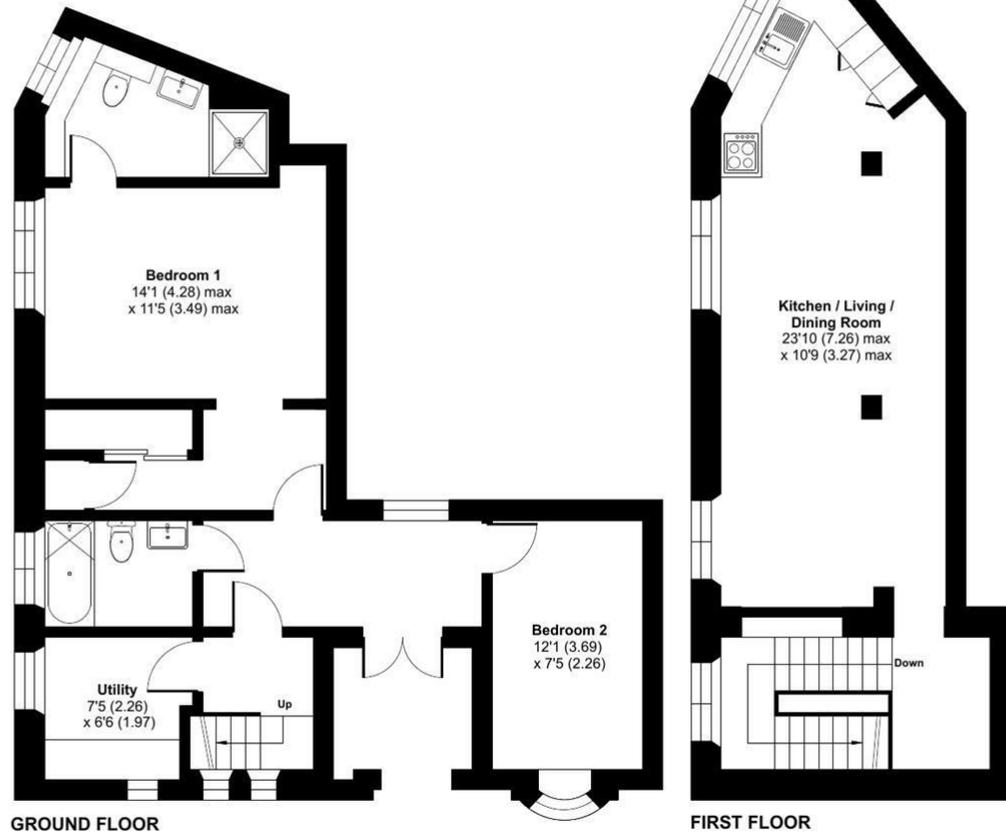
Lease Length: 999 years from 24 June 2015

A distinctive two-bedroom home set within Godalming's historic Rotunda building, combining character features with modern open-plan living.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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Approximate Area = 1005 sq ft / 93.3 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Clarke Gammon. REF: 1422418

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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