CASWALL HOUSE

GODALMING

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Wharf Street, Godalming, Surrey GU7 1NN

We are proud to present Caswall House: a bespoke development of just three skilfully converted apartments. Blending 16th century and Georgian architecture with a contemporary twist, this luxury development situated in the heart of historical market town of Godalming.

LOCATION

This niche development is situated in the historic Surrey town of Godalming, the perfect location for those who want the very best of both town and country living. Just a moments walk from the picturesque high street and 13 miles to the M25 opens up countless opportunities. With London Waterloo less than 45 minutes by train from the town's mainline station it is easy to understand why the town is so popular with commuters and families alike.

Caswall House provides fantastic access to the local amenities on the historic high street - ablaze with boutique shops, numerous superb restaurants, coffee shops and bars. Whilst for arts and culture there is a superb array of venues such as Yvonne Arnaud Theatre and GLive in Guildford, as well as numerous museums and highly regarded art galleries.

The area is well noted for its excellent schools in both the private and state sectors. The opportunities are plentiful for exploring this special area where you'll discover some amazing views and open countryside including some of the prettiest villages in the south of England.

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SPECIFICATION

Interior finishes

- Carpets to living room and bedrooms
- Retained character features throughout
- Valuated ceilings (6c)
- Quality wood effect vinyl flooring to kitchens and bathrooms (heated)
- Moulded timber doors with chrome furniture
- Built-in, lit wardrobes to each apartment

Bathrooms

- Bathrooms with white sanitaryware
- Showers with multifunction shower kit
- Polished chrome towel rails
- Italian porcelain wall tiles
- Feature lighting including Savannah LED illuminated mirror

Kitchens

- Individually designed kitchens by Gardiner of England
- Under cabinetry feature lighting
- Integrated Bosch appliances throughout, including dishwasher.
- Bosch Washer/Dryer
- Stainless steel sink with mixer tap

External

- Parking spaces and permits available
- Secure bike store
- External lighting
- Door entry system (6b & 6c)

Heating, Electrical & Lighting

- Underfloor heating to kitchens and bathrooms
- Slim white light switches and sockets
- Gas-fired Worcester Bosch boiler to zoned radiators
- Mains supply smoke and heat detectors
- Pre-wired for media

Additional information

- Leasehold
- Eligible for Help to Buy
- 10 Year Buildzone warranty on completion

NB: Photography is of apartment a and c for illustration purposes only.

GARDINER OF ENGLAND

BOSCH

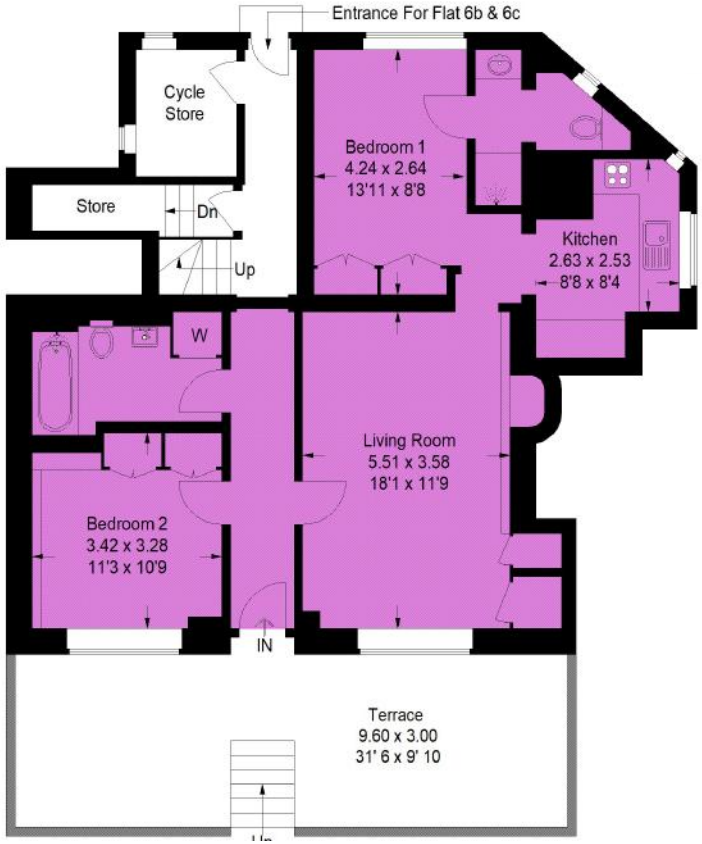
Help to Buy

WORCESTER Bosch Group

BUILD-ZONE INSURANCE

CASWALL HOUSE

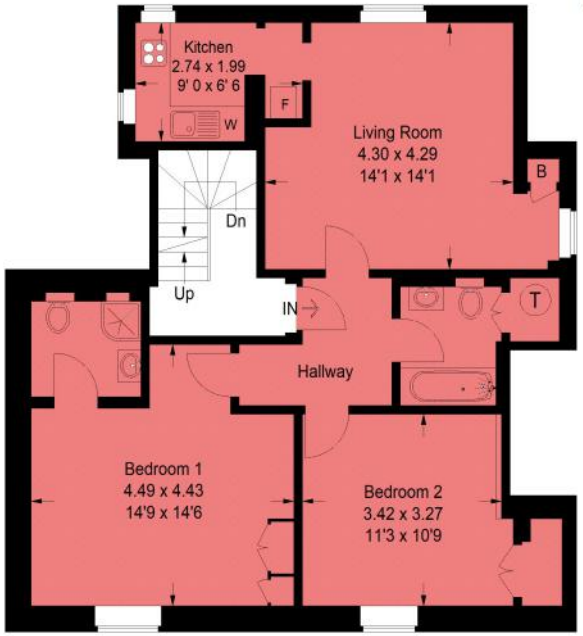
FLOORPLANS



Apartment 6A

Ground Floor

Apartment: 74.8 sq m / 805 sqft
Terrace: 28.8 sq m / 309 sqft



Apartment 6B

First Floor

Apartment: 70.3 sq m / 757 sqft
Excludes stairwell and store

Apartment 6C

Second Floor

Apartment: 45.6 sq m / 491 sqft
Excludes stairwell and store

These plans are for layout guidance only—all measurements are approximate gross internal measurements

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AGENTS 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. Details should not be relied upon.

DIRECTIONS

POSTCODE: GU7 1NN

TOWNS & CITIES

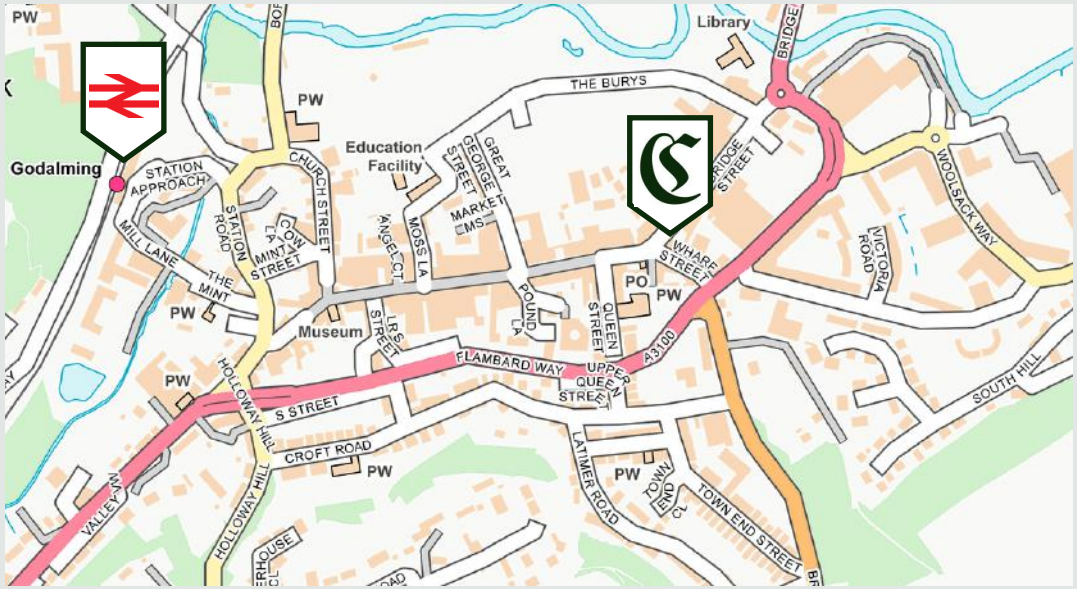
Guildford: 4 miles • Haslemere: 9 miles • Farnham: 10 miles • Central London: 39 miles

ROAD & TRANSPORT LINKS

A3: 2.6 miles • M25 (J10): 15 miles • Gatwick Airport: 27 miles • Heathrow Airport: 25 miles

TRAIN STATIONS :

Godalming (0.5 miles) to London Waterloo: approx. 43 minutes • Farncombe (1 mile) to London Waterloo: approx. 39 minutes



For further details contact selling agents

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