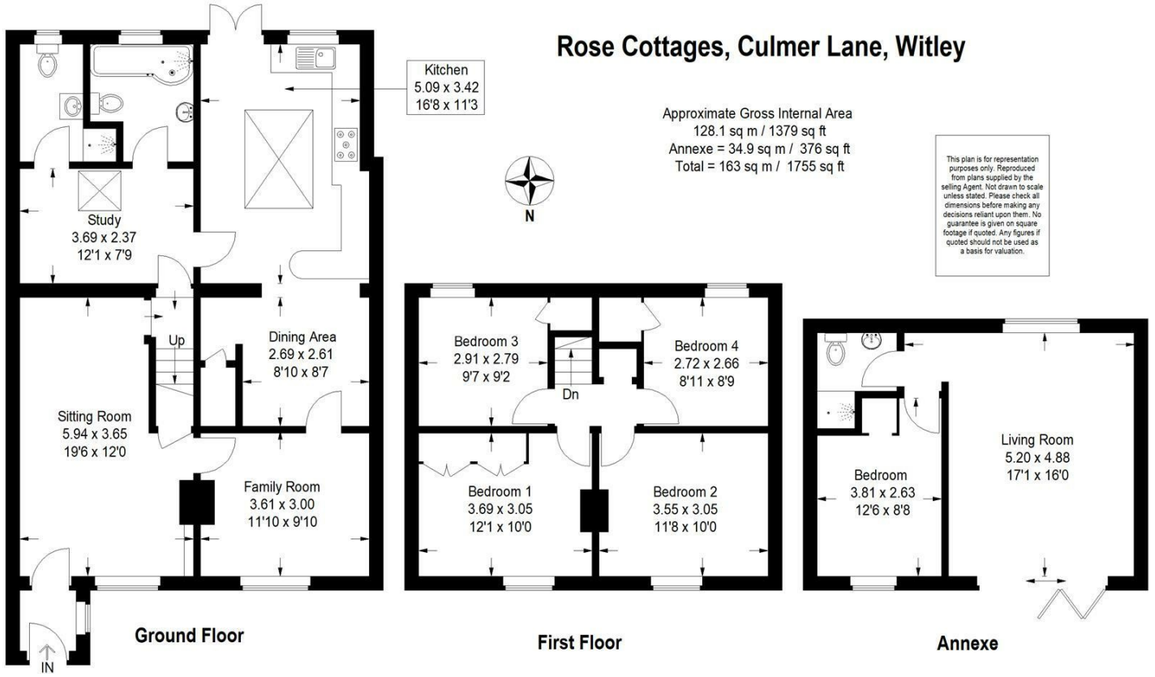
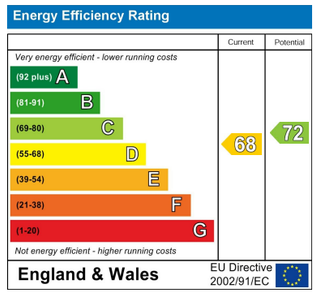
Floor plans







2 Rose Cottages

Culmer Lane, Godalming, GU8 5SR

£550,000

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Key features

- Peaceful village location
- Four generous sized bedrooms
- Spacious rear garden
- Versatile garden annexe

Description

An extended terrace home, offering a wonderful balance of character, style and modern living. Set along the desirable Culmer Lane in the sought-after village of Wormley, near Godalming, the property enjoys a peaceful semi-rural setting, surrounded by attractive countryside and the charm of village life.

Kitchen/ Dining Area 16'8 x 11'3

A spacious kitchen which benefits from a skylight and a window overlooking the garden, filling the room with natural light. It features a practical tiled floor and warm wooden cabinetry with ample storage and integrated appliances. The kitchen opens onto a dining area with a breakfast bar and further garden access, creating an inviting space for family meals and socialising. A door leads through to a utility room, and the space flows well into the adjacent family room and sitting room.

Family Room 11'10 x 9'10

The family room enjoys a peaceful aspect over the rear garden, offering a bright and cosy area with wooden flooring and direct access outdoors. The room is adaptable for a range of uses, ideal for relaxed living or a children's play area, with easy flow into the dining area and kitchen beyond.

Sitting Room 19'6 x 12'0

The sitting room is a generous and inviting space with wooden flooring and a classic fireplace that adds character. It benefits from a front-facing window allowing soft natural light in and connects directly to the hallway and dining area, providing a versatile space for entertaining or quiet relaxation.

Study 12'1 x 7'9

The study offers a quiet and practical space with a window for natural light, ideal for working from home or a hobby room.

Bedrooms 12'1 x 10'0

The first floor consists of four well proportioned bedrooms, featuring exposed beams and windows overlooking the front and rear gardens. Wooden flooring and white walls create a calm and inviting space, with the principle bedroom benefitting from fitted wardrobes.

Bathroom

The bathroom is fitted with a modern suite, including a curved panel bath with shower above, a WC and pedestal basin. A window ensures natural light and ventilation, and the neutral tiling and flooring create a fresh and clean environment.

Annexe Living Room 17'1 x 16'0

A spacious and bright area with sliding doors opening onto a decked terrace, offering seamless access to the garden. The versatile space benefits from a living room, bedroom and modern shower room making it ideal for use as a studio or home office.

Rear Garden

A spacious rear garden offering a peaceful setting framed by mature trees. A paved terrace with ample space for pots and planters blends naturally into a spacious lawn, bordered by attractive fencing for privacy. The garden includes a raised lawn area adjacent to a contemporary wooden annex with large windows and sliding doors.











