






**Pacey
Wingent
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INDEPENDENT PROPERTY AGENTS

*Helping the perfect property find you...
...time is precious. Let's not waste it!*

Filmer Grove, Godalming, GU7 3AB

£440,000

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- Chain Free
- Two bedrooms
- Beautiful Bargate stone building
- Allocated off-road parking
- Moments from Godalming High Street and Godalming Mainline Station
- New build with 10 year build warranty
- Two bathrooms
- Gated communal grounds
- Gas central heating
- Easy access to A3/A31



This stunning chain-free apartment offers the perfect blend of modern convenience and historic charm.

Recently converted and benefiting from a 10-year build warranty, the home features two spacious bedrooms and two stylish bathrooms, making it ideal for both couples and families.

Set within a striking Bargate stone building, the property enjoys a secure setting with gated communal grounds. Practical benefits include allocated off-road parking and efficient gas central heating.

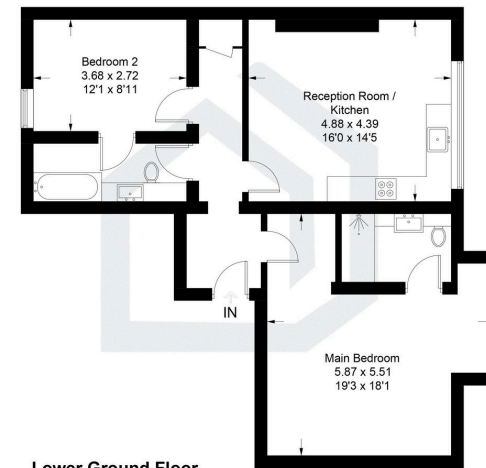
Perfectly located just moments from Godalming High Street and the mainline station, and with easy access to the A3 and A31, this home combines character, comfort, and excellent connectivity.





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Approximate Gross Internal Area = 78.8 sq m / 848 sq ft



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1242709)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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	