

warren ■
powell-richards

1 Malthouse Cottages | £825,000

Malthouse Lane | Hambledon | Surrey | GU8 4HG



1 Malthouse Cottages

Hambledon, Surrey, GU8 4HG

£825,000 Freehold

- Witley mainline train station 1 mile
- Godalming 4.8 miles
- Guildford 10.3 miles
- A3 3.9 miles
- M25 14 miles

A charming three bedroom house with 1 bedroom annexe

- Sitting room with French windows on to the gardens
- Dining room with inglenook fireplace
- Kitchen with breakfast bar
- Three bedrooms and family bathroom on first floor
- Double garage as well as ample parking
- Studio annexe above the double garage with kitchenette and shower room
- Delightful grounds with mature borders and plants

DESCRIPTION

Positioned in the twice award winning 'best kept Surrey village' of Hambledon and across from Hambledon common, this cottage offers charming accommodation and a separate self contained annexe. The cottage which dates back to the 17th century offers flowing living space on the ground floor as well as 3 good sized bedrooms upstairs.

The grounds are delightful with large level lawns, mature borders, mature plants and fruit trees.

Of particular note is the double garage with fully self contained studio flat with kitchenette and shower room which the current owners have previously rented out and would receive approximately £750 per month.



LOCATION

The nearest villages are Witley and Hambledon, offering local shops, post office and pubs. Witley station has a direct link to London Waterloo in under an hour.

Godalming town centre is also situated close by with more comprehensive amenities including a Waitrose and Sainsbury's. Godalming Station provides a frequent service to London Waterloo in approximately 45 minutes. There are bus services available from the town linking with neighbouring towns and villages including Guildford, which lies approximately 4 miles to the north. Access to the A3 is available at Milford and provides road links to London and the south coast as well as access to both Heathrow and Gatwick airports via the M25 and M23 motorways.

DIRECTIONS

From Godalming town centre, head in a southerly direction on the A3100 turning right at the roundabout by the Inn on the Lake and continue along the A3100 (Portsmouth Road) to Milford village. On reaching Milford take the first exit left at the roundabout into Church Road. Continue to the next roundabout and take the first exit again on to the A283 Petworth Road. Shortly after passing King Edwards School, turn left in to Lane End. Following along for 0.4 miles whereby the house is found on the right hand side.

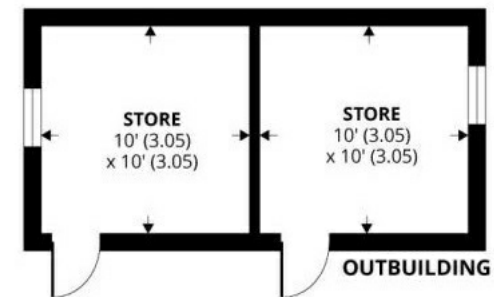
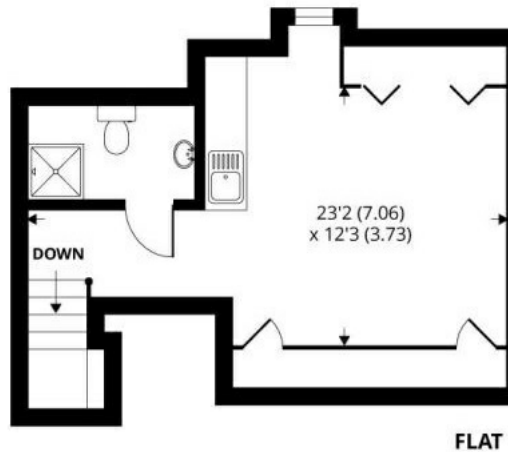
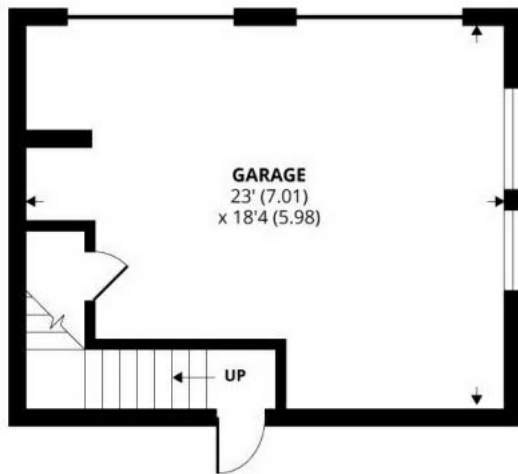
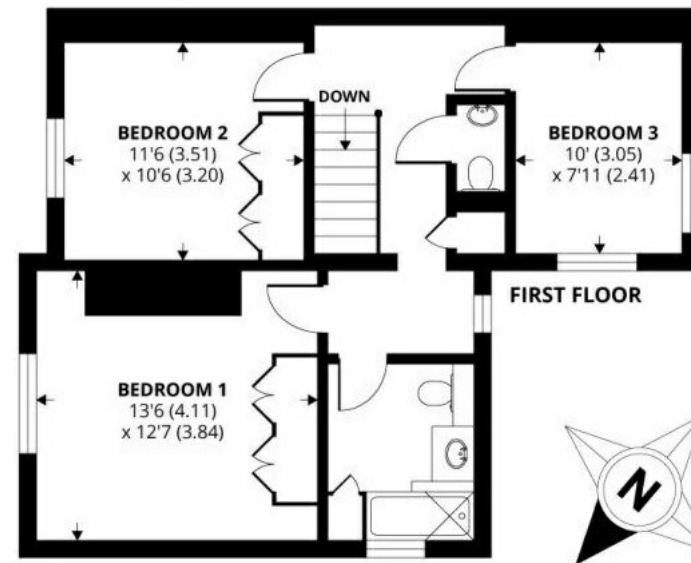
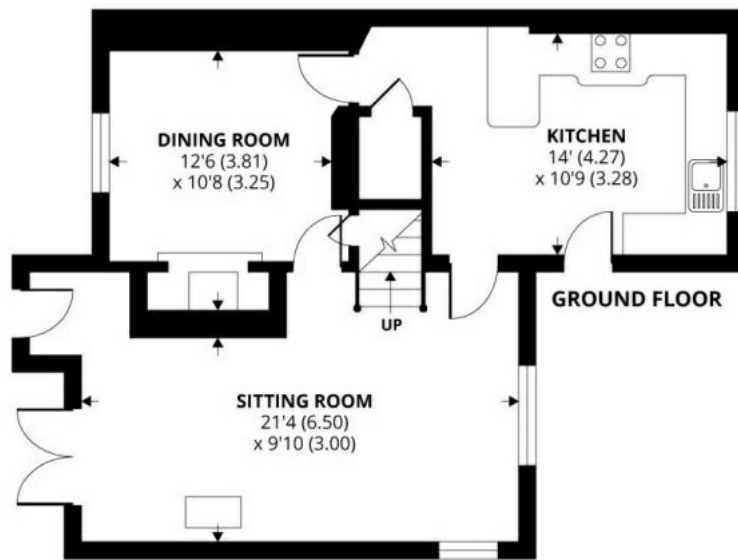
COUNCIL TAX

Waverley Borough Council. Council Tax Band D
(Correct at time of publication and is subject to change following a council revaluation after a sale)

SERVICES

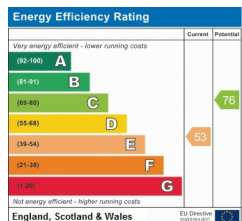
Gas heating and private drainage





APPROX. GROSS INTERNAL FLOOR AREA 1949 SQ FT 181 SQ METRES (EXCLUDES STORES & INCLUDES GARAGE & FLAT)

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