

Joinery Cottage

Hambledon Road Hydestile Godalming Surrey GU8 4DE



EMERY & ORCHARD
ESTATE AGENTS



A unique opportunity to purchase a three bedroom newly converted former joinery offering stylish and adaptable accommodation tucked away in a courtyard environment in a semi rural setting within easy reach of Milford village and main line station

Guide Price: £559,500
Freehold

01483 419 300

20 High Street, Godalming, Surrey,
GU7 1EB

fax 01483 419 400

e-mail office@emery-orchard.co.uk



www.emery-orchard.co.uk

Joinery Cottage

Hambledon Road Hydestile Godalming Surrey GU8 4DE



EMERY & ORCHARD
ESTATE AGENTS

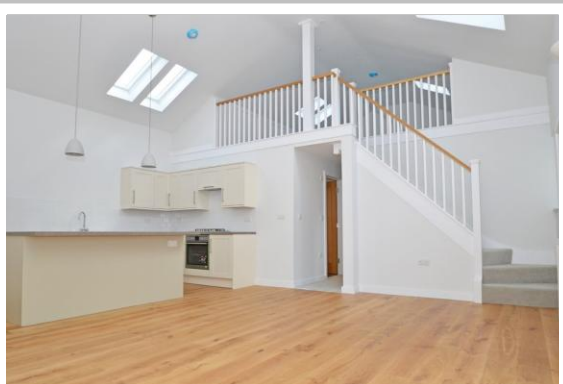
- Entrance Hall ◆ Open Plan Living Room/Kitchen ◆ Useful Mezzanine ◆ Three Bedrooms
- ◆ Bathroom & En-Suite Shower Room ◆ Feature Vaulted Ceiling ◆ Double Glazing & Gas Central Heating
- ◆ Buildzone 10 Year Warranty ◆ Ample Off Road Parking ◆ Gardens

DESCRIPTION: Joinery Cottage is a stylish and individual contemporary home newly constructed from an original joinery building. The property offers a high level of specification which includes wood flooring in the main reception area, gas central heating and painted wood framed double glazed windows. The flexible accommodation is both bright and spacious and includes a stunning main living area incorporating the kitchen which has a feature high vaulted ceiling with skylight windows as well as wide glazed doors opening onto a patio area and garden. A staircase from the living area also provides access to a useful mezzanine level creating a galleried open plan landing area ideal for storage. On the ground floor there is a Master bedroom with en-suite shower room as well as two further bedrooms and bathroom. Outside, Joinery Cottage is tucked away being approached by a long private driveway from the Hambledon Road at the end of which is a five bar gate which opens to give access to a large gravelled parking area. The gardens extend to the front and to one side of the property where there is a paved patio area and level lawn both offering a good deal of privacy and enjoying a secluded southerly aspect. Joinery Cottage is likely to appeal to purchasers seeking a truly individual home located in a semi rural location yet within easy reach of local amenities and a main line station.

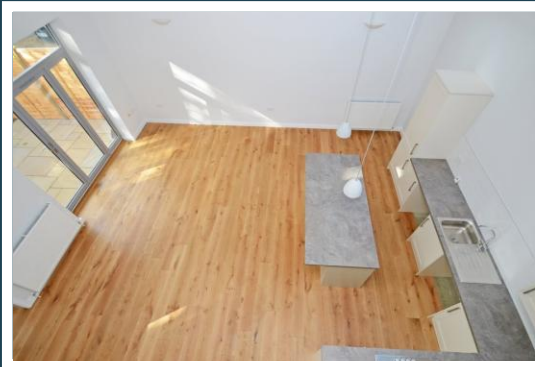
SITUATION: The property occupies a delightful semi-rural location in the pretty Surrey hamlet of Hydestile which lies approximately three miles to the south of Godalming and two miles to the east of Milford. Hambledon village store and Post Office is approx. 2 miles away as is Milford village which provides an excellent range of local shops catering for most day to day needs including a post office, general store, chemists, doctors and dentist surgery as well as Secretts Farm Shop and Squires Garden Centre. For the commuter, Milford main line station is approximately 1½ miles from the property and provides a regular service to Waterloo in under one hour. Access to the A3 is also available at Milford and provides road communications to London and the south coast as well as giving access to both Heathrow and Gatwick airports via the M25 and M23 motorways. Godalming town centre is also easily reached and provides a more comprehensive range of shops, leisure and recreational facilities together with a wide range of public houses and restaurants. Schools to suit all age groups are available in the surrounding area while for the walking enthusiast there are many areas of common and heathland nearby much of which is owned or managed by The National Trust including Hydons Ball which is only moments away.

Directions: Leave Godalming on the B2130 Brighton Road and after approximately 0.8 of a mile turn right into Home Farm Road. Continue along Home Farm Road for a short distance and take the first turning left into Hambledon Road. After approximately 1.5 miles passing Clock Barn Lane on your left hand side continue for a further 0.4 mile and the entrance to Joinery Cottage will be seen on your left hand side just after passing the 40 mph road signs.

Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as this may vary.



Milford Main Line Station – 1.3 miles (Waterloo approx 45/50 mins) Godalming – 2.6 miles Guildford – 7.6 miles
 Farnham – 10.5 miles Haslemere – 8.1 miles Gatwick – 32.1 miles Heathrow – 30.5 miles
 A3 – 2.9 miles M25 – 17.3 miles M3 – 25.1 miles



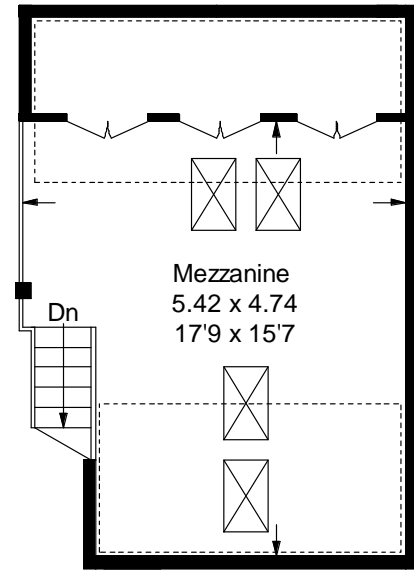
Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential

Very energy efficient - lower running costs
 Not energy efficient - higher running costs
 England & Wales EU Directive 2002/91/EC

Hambleton Road, Hambleton

Approximate Gross Internal Area
 Ground Floor = 85.9 sq m / 925 sq ft
 First Floor (Including Mezzanine /
 Reduced Headroom)
 30.2 sq m / 325 sq ft
 Total = 116.1 sq m / 1250 sq ft

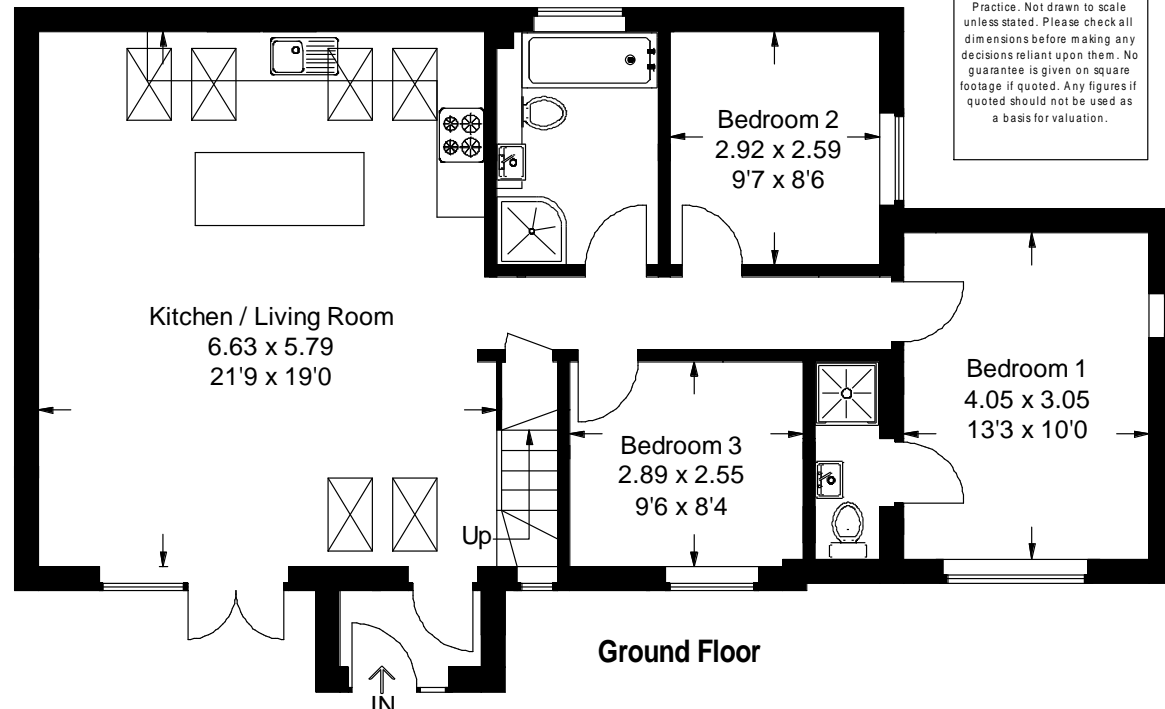
= Reduced headroom
 below 1.5 m / 5'0"



First Floor



This plan is for representation
 purposes only as defined by
 the RICS Code of Measuring
 Practice. Not drawn to scale
 unless stated. Please check all
 dimensions before making any
 decisions reliant upon them. No
 guarantee is given on square
 footage if quoted. Any figures if
 quoted should not be used as
 a basis for valuation.



Ground Floor