

# 3 Salt Lane

Hydestile Godalming Surrey GU8 4DG



EMERY & ORCHARD  
ESTATE AGENTS



A four bedroom semi detached character house with large garden located in a semi-rural setting yet within easy reach excellent local amenities and main line station.

**Price: £795,000 Freehold**

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Entrance Hall ♦ Sitting Room ♦ Family Room ♦ Study ♦ 26ft Kitchen/Dining Room ♦ Cloakroom  
♦ Four Bedrooms ♦ Bathroom & En-Suite Shower Room ♦ Large South Facing Rear Garden  
♦ Off Road Parking

**DESCRIPTION:** Number 3 Salt Lane is an attractive four bedroom semi detached house believed to have been originally constructed in the late 1920s having painted rough cast rendered elevations under a pitched tiled roof. In 2006 the house benefited from a two storey extension creating an impressive 26ft kitchen/dining room a Master bedroom suite and further bedroom in the loft with care having been taken to retain much of its original charm and character. Internally, the house has a great deal of charm and character and now provides bright, spacious and well planned accommodation presented in good decorative order throughout. On the ground floor the accommodation includes an entrance hall, cloakroom, sitting room, dining room, study and kitchen/dining room. On the first floor there is a Master bedroom with en-suite shower room, two further bedrooms and bathroom, whilst on the second floor there is a further bedroom. Outside, a shared gravel driveway gives access to private off road parking for several cars. The gardens are a particular feature of the property being arranged to the front, side and rear of the house being well maintained with many mature shrubs and trees offering a good deal of privacy. The property is likely to appeal to purchasers seeking a character family home in a semi rural setting within easy reach of good local amenities and main line station.

**SITUATION:** The property occupies a delightful semi-rural location adjacent to woodland 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 and after approximately 1.5 miles turn left at the crossroads in to Salt Lane. Continue along Salt Lane where Number 3 will be seen on the right hand side immediately before the turning right into The Hydons. To access the property turn right into The Hydons and then immediately right into Hares Grove. After a short distance turn right and then immediately left continuing to the end of the gravel driveway where you will see the driveway to Number 3.

**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 – 1.2 miles (Waterloo approx 45/50 mins) Godalming – 2.9 miles Guildford – 8.0 miles  
 Farnham – 10.4 miles Haslemere – 7.9 miles Gatwick – 31.0 miles Heathrow – 2.9 miles  
 A3 – 2.8 miles M25 – 17.4 miles M3 – 25.0 miles



Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
<b>54</b>	<b>71</b>	<b>54</b>	<b>71</b>
Very energy efficient - lower running costs A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)		Very environmentally friendly - lower CO <sub>2</sub> emissions A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

## Salt Lane, Hydestile

