

Nuthatches

1 New Road Hydestile Godalming GU8 4DJ



EMERY & ORCHARD
ESTATE AGENTS



An attractive five bedroom semi detached character house with a large garden occupying a delightful semi rural setting in a private no through road located within easy reach of Milford Village and main line station. EPC=D

Guide Price: £749,500
Freehold

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Entrance Hall ♦ Sitting Room ♦ Kitchen/Dining Room ♦ Utility Room
♦ Five Bedrooms ♦ Two Bathrooms ♦ Gas Heating ♦ Double Glazing
♦ Off Road Parking ♦ Useful Garden Studio/Office ♦ Large Secluded Garden Backing onto Woodland

DESCRIPTION The property is an attractive five bedroom semi detached house believed to have been originally built in the 1950s being traditionally constructed having brick and half rendered elevations under a pitched tiled roof. Over the years the house has been the subject of many improvements which have included a recent loft conversion adding a further two bedrooms. Internally the house now provides spacious and adaptable accommodation that includes on the ground floor an entrance hall, double aspect sitting room, kitchen/dining room, utility room and cloakroom. On the first floor there is a master bedroom with adjoining dressing room and en-suite bathroom as well as two good sized bedrooms and family bathroom. On the second floor there are two further bedrooms. The house also benefits from gas central heating and some replacement double glazed windows. Outside a concrete driveway provides off road parking for several vehicles and is flanked to one side by a small landscaped formal garden with box hedging and lavender. The house is set in a generous plot of approximately 0.2 acre and the gardens are a particular feature of the property being arranged mainly to the rear of the house where there is a large sun terrace leading onto a gently sloping lawn that enjoys a good deal of privacy and backs onto woodland. Towards the end of the garden there is a useful timber studio/garden office with power and light. The house is likely to appeal to purchasers seeking a family home in a semi rural location that is within easy reach of excellent schools and main line station serving London Waterloo.

SITUATION Nuthatches occupies a delightful semi rural location set in New Road a private unmade lane in the pretty Surrey hamlet of Hydestile which lies approximately 3 miles to the south of Godalming and approximately 2 miles to the east of Milford. Milford village provides a good range of local shops catering for most day to day needs including a post office, general store, chemist, doctors and dentist surgery as well as Secretts Farm shop and garden centre. For the commuter Milford main line station is approximately 1½ miles from the property and provides a service to Waterloo in under 1 hour while access to the A3 is also available at Milford providing 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 more comprehensive range of shops, leisure and recreational facilities together with a wide choice of public houses and restaurants. Further afield the town centres of Guildford, Haslemere and Farnham are all also easily reached by car. Schools to suit all age groups are available in the surrounding area while for the walking enthusiast there are many areas of common heathland in the surrounding district much of which is owned or managed by The National Trust.

Directions: Leave Godalming on the B2130 Brighton Road and after approximately ¼ mile turn right after Busbridge Church into Home Farm Road. Continue along Home Farm Road and take the first turning left into Hambledon Road. Continue along the Hambledon Road and after approximately 1½ to 1¾ miles turn left into Salt Lane at the crossroads. Continue up Salt Lane and the turning to New Road will be found as the second turning on your left hand side.

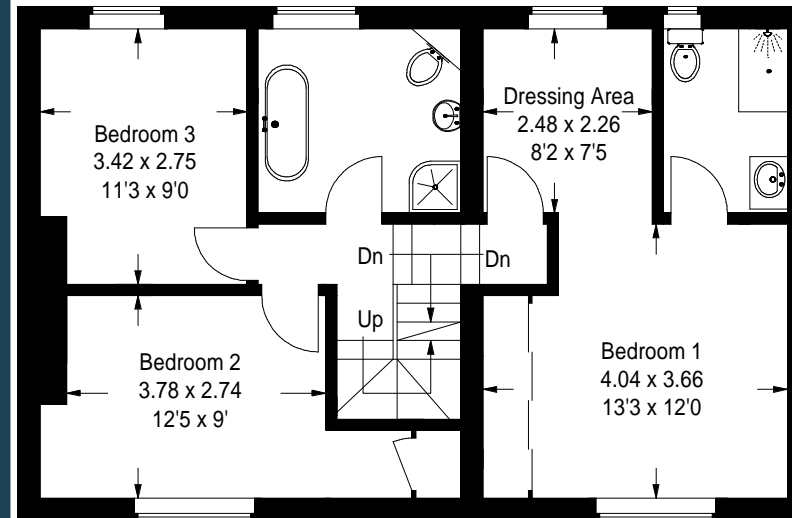
Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these 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.



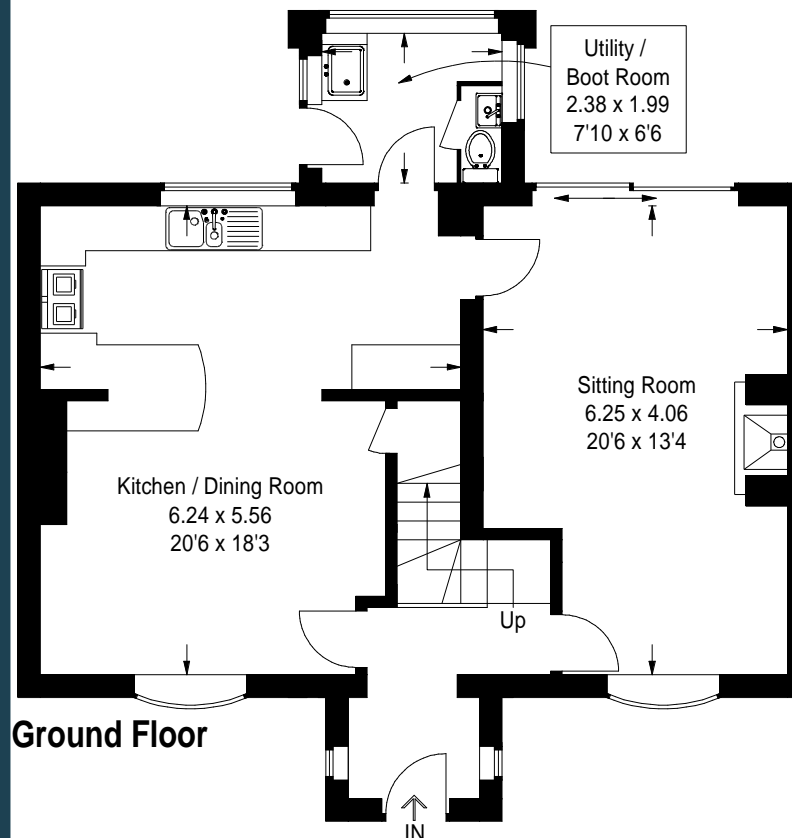
Milford Main Line Station – 1.7 miles (Waterloo approx 45/50 mins) Godalming – 3.1 miles Guildford – 7.2 miles
 Farnham – 10.1 miles Haslemere – 8 miles Gatwick – 30.3 miles Heathrow – 30.8 miles
 A3 – 3.2 miles M25 – 16.4 miles M3 – 17.2 miles



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<div> <div>Very energy efficient - lower running costs</div> <div> <div>92-100 A</div> <div>81-91 B</div> <div>69-80 C</div> <div>55-68 D</div> <div>39-54 E</div> <div>21-38 F</div> <div>1-20 G</div> </div> <div>Not energy efficient - higher running costs</div> </div>			
65	82	57	77
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



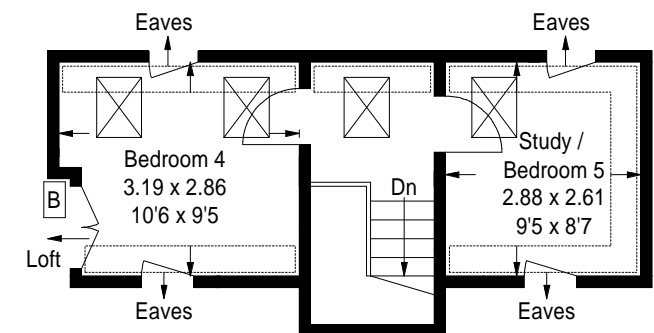
First Floor



Ground Floor

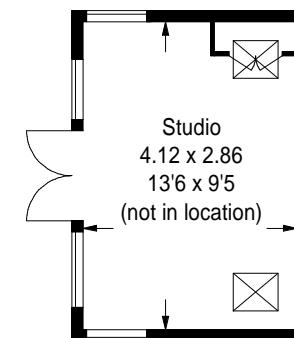
New Road, Hydestile

Approximate Gross Internal Area
 Ground Floor = 71.5 sq m / 770 sq ft
 First Floor = 62.2 sq m / 669 sq ft
 Second Floor (Including Reduced Headroom) = 22.7 sq m / 244 sq ft
 Studio = 11.7 sq m / 126 sq ft
 Total = 168.1 sq m / 1809 sq ft



= Reduced headroom below 1.5 m / 5'0"

Second 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.