



SURREYSTATES



Hascombe Road
Godalming, Surrey GU8 4AE
Guide price £1,200,000

SOLD BY SURREY ESTATES

This charming character cottage offers original Victorian features, history, two acres of land in a beautiful rural setting.

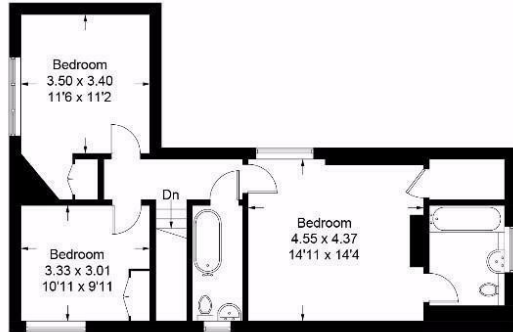
This five bedroom detached property was originally an estate cottage to the now Grade II Listed High Barn. It was designed in 1906 by Sir Robert Lorimer, the famous architect, for the gardener and his family. Although the cottage is curtilage listed, the owners have had extensive planning permission granted to extend the house to approximately 4,200 sq ft, add a 700 sq ft 3-bay garage and restore many of its original features.

Garden Cottage benefits from a beautiful walled garden with southerly aspect, a productive orchard, vegetable plot, extensive lawns and a small woodland, all set in just over 2 acres. Within the orangeries which have maintained many original features there is a productive vine, a miniature orange tree and abutilon.

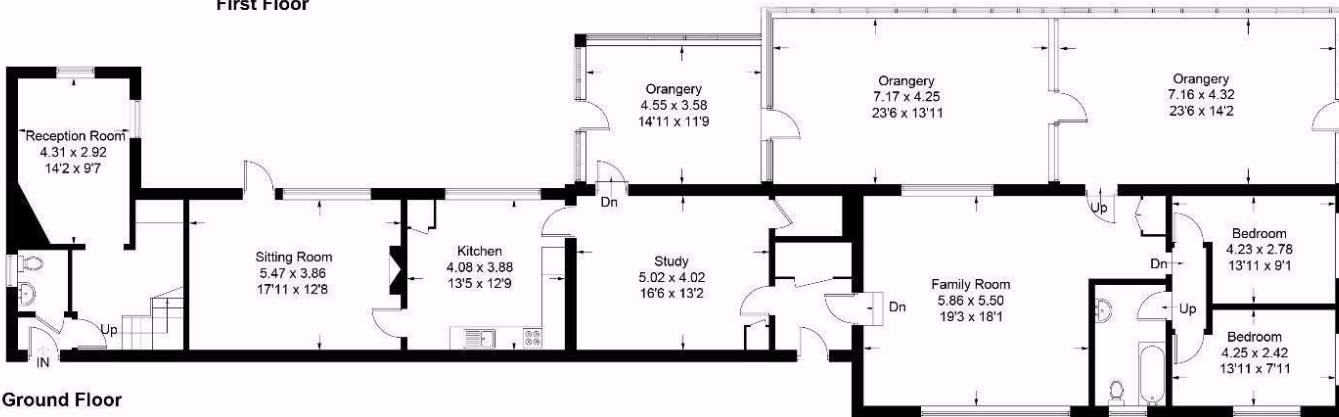
The beautiful and mature garden is largely enclosed by the high Bargate stone wall and is laid to lawn with well stocked shrubberies, shrubs, a fruit orchard, specimen shrubs, a vegetable plot and colourful flowerbeds. A further 0.7 acre can be found to the front of the property, which offers the perfect opportunity to add a games court for summer activities, subject to the usual planning consents.



Approximate Gross Internal Area = 314.3 sq m / 3383 sq ft

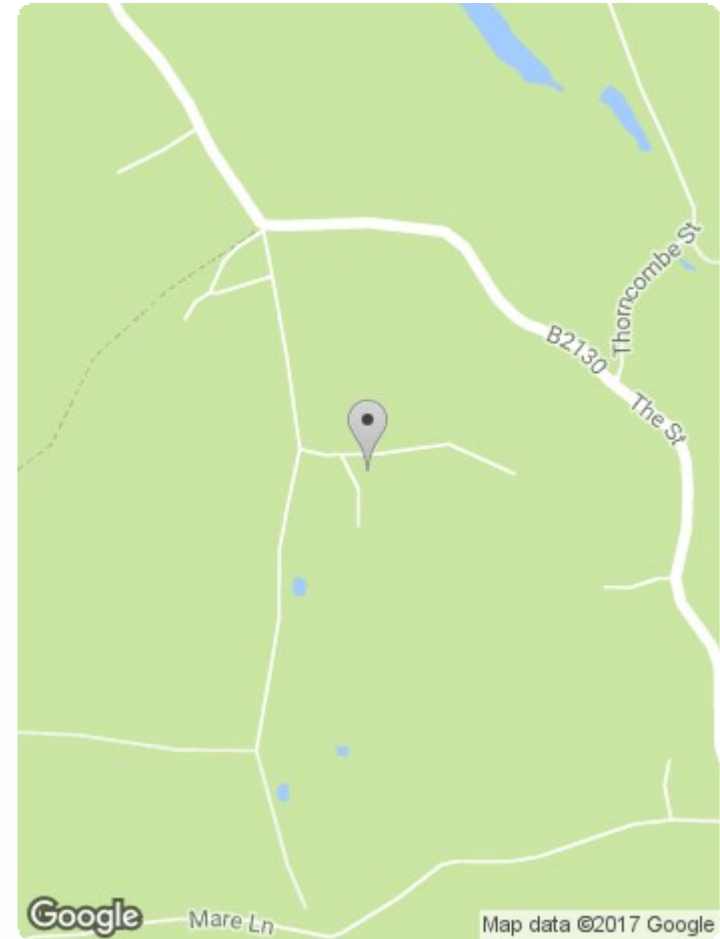


First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID330067)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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