



# Holm Brae Hambledon Road

Hydestile Godalming Surrey GU8 4DE

Asking Price: £685,000 Freehold





- Semi-Rural Setting with Lovely Views Over Surrounding Countryside
- Easy Reach of Milford Village & Main Line Station
- Spacious & Adaptable Accommodation
- Large Reception Hall
- Sitting Room & Kitchen
- Utility Room with Adjoining Cloak/Shower Room
- Family/Dining Room
- Three Bedrooms & Bathroom
- Timber Garage & Off Road Parking for Several Cars
- Large Secluded Garden



An attractive three bedrooms semi detached house extended to provide spacious and adaptable family accommodation set in a large secluded garden enjoying lovely views over surrounding countryside. The house is conveniently located within easy reach of Milford village centre and main line station as well as the A3 providing excellent road communications to London and the south coast.







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

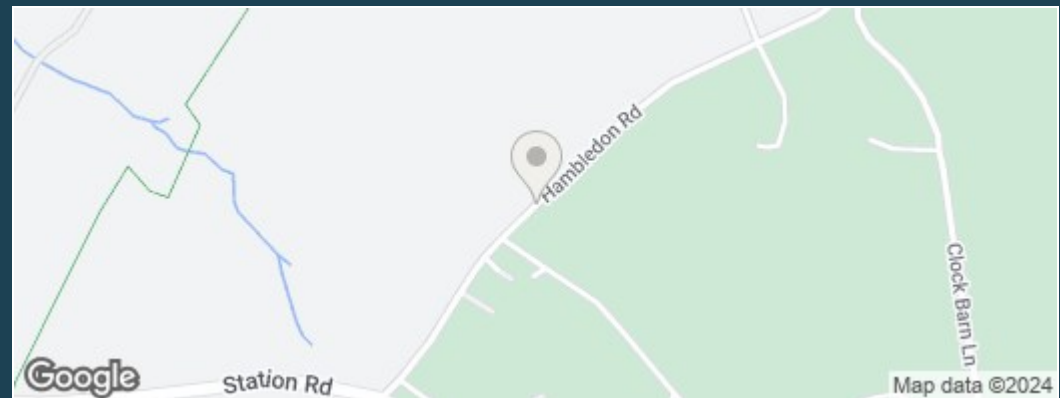
A3 – 2.9 miles M25 – 17.3 miles M3 – 25.1 miles

Council Tax Band E - £2805.52 P.A. (2023/24)

EPC Rating - TBC



Directions: Leave Godalming on the B2130 Brighton Road and after approximately .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 Holm Brae will be seen on your left hand side just after passing the 40 mph road signs.





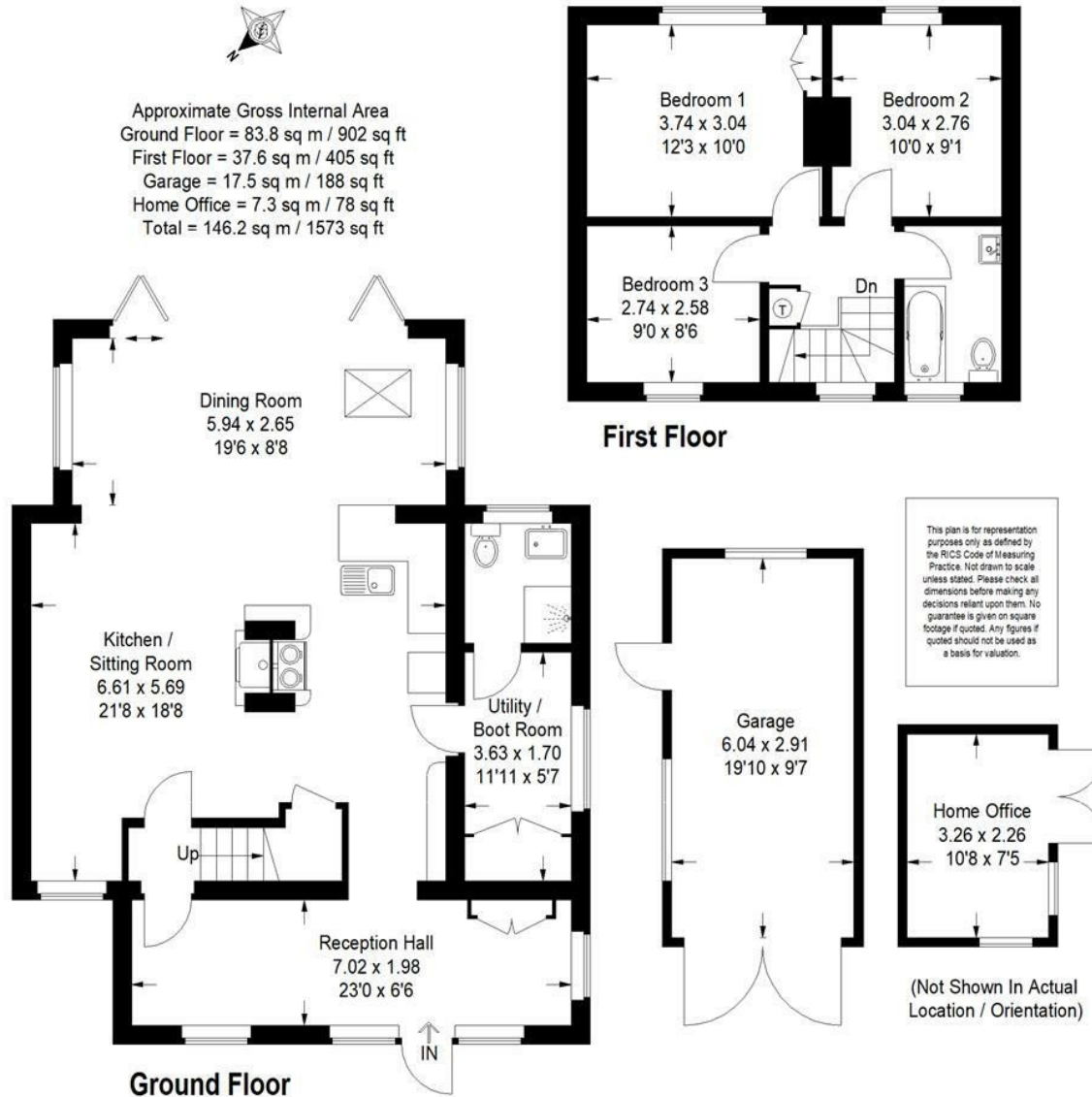
**Emery & Orchard**  
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Approximate Gross Internal Area  
Ground Floor = 83.8 sq m / 902 sq ft  
First Floor = 37.6 sq m / 405 sq ft  
Garage = 17.5 sq m / 188 sq ft  
Home Office = 7.3 sq m / 78 sq ft  
Total = 146.2 sq m / 1573 sq ft



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 these may vary.