



# 1 Bryony Cottage

Mathouse Lane Hambledon Surrey GU8 4HJ

Guide Price: £675,000 Freehold









- No Onward Chain
- Idyllic Semi Rural Setting with Lovely Views
- Highly Sought After Surrey Village
- Easy Reach of Main Line Station (London Waterloo 55 mins)
- Bay Fronted Sitting Room with Open Fireplace
- Dining Room
- Kitchen & Cloakroom
- Three Bedrooms & Bathroom
- Electric Heating & Private Drainage
- Pretty Cottage Garden & Private Drainage



A delightful three bedroom character cottage occupying an idyllic setting in an elevated position affording lovely far reach views across the village and countryside beyond. The cottage is conveniently located in the conservation area within walking distance of the village cricket green and shop. The property is also within easy reach of Witley main line station serving London Waterloo in under an hour.















Witley Main Line Station – 1.3 mile (Waterloo approx. 55 mins)

Cricket Green & Village Shop – 0.3 mile Godalming – 4.6 miles

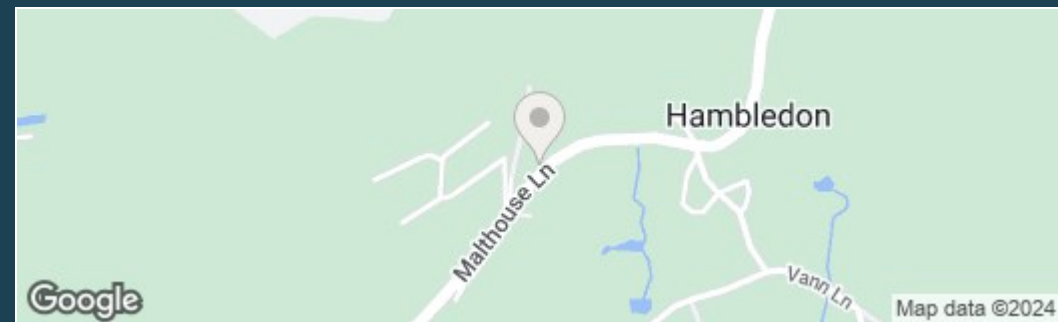
A3 – miles 4.2 miles M25 – 18.5 miles M3 – 18.3 miles

Energy Efficiency Rating - F

Council Tax Band E – Payable £2805.82



Directions: Leave Godalming in a southerly direction on the A3100 and on reaching Milford village turn left at the first mini roundabout into Church Road. Continue along Church Road to the next roundabout and take the first exit again this time on the A283 Petworth Road. Proceed through the village of Witley and onto Wormley passing King Edwards school on your right hand side. Proceed down the hill and at the bottom turn left at the crossroads into Lane End. Continue along Lane End which merges with Malthouse Lane and after approximately 1/2 mile the road will narrow to a single lane and 1 Bryony Cottage will then be found on your left hand side.







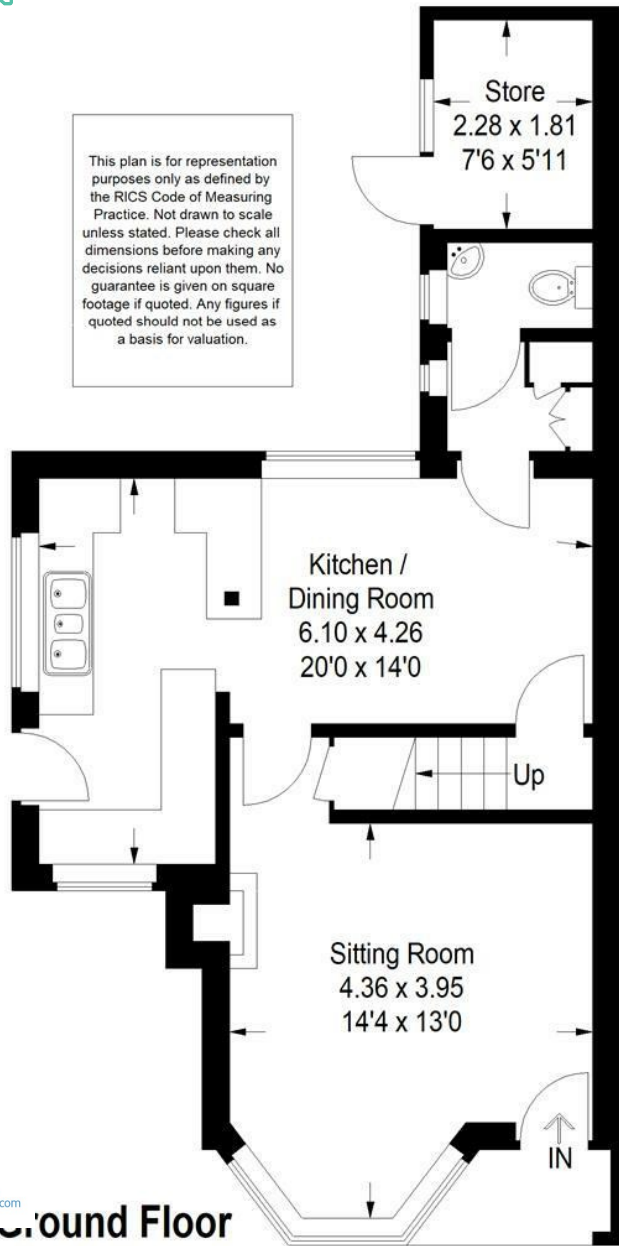
**Emery & Orchard**  
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This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given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

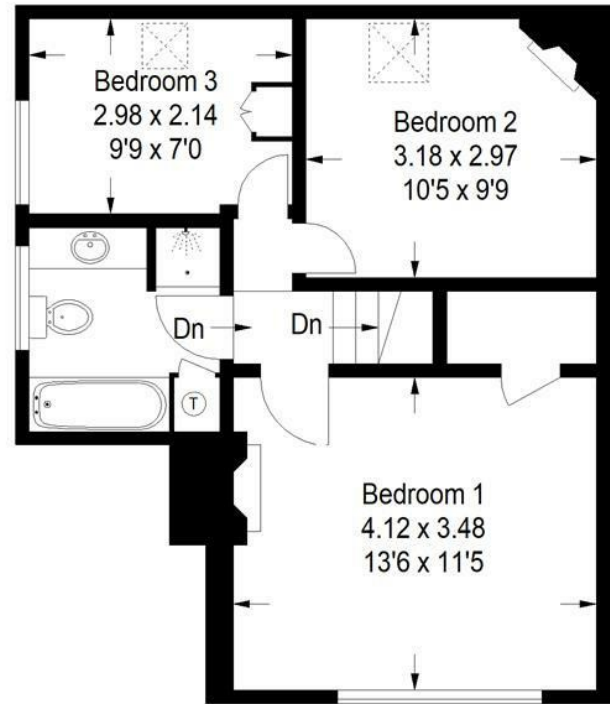


Ground Floor

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Approximate Gross Internal Area  
Ground Floor = 44 sq m / 474 sq ft  
First Floor = 39.8 sq m / 428 sq ft  
Store = 4.0 sq m / 43 sq ft  
Total = 87.8 sq m / 945 sq ft



First Floor

 PrimeLocation.com

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.

