



Maytree Cottage Woodlands Road

Hambledon Surrey GU8 4HL

Guide Price - £700,000 Freehold





- Delightful Semi Rural Setting
- Grade II Listed Cottage with Immense Charm & Character
- Sought After Surrey Village within Easy Reach of Main Line Station
- Sitting Room with Inglenook Fireplace
- Kitchen/Breakfast Room
- Cloakroom
- Three Bedrooms
- Bathroom
- Pretty Cottage Garden
- Garden Studio



A delightful mid terrace three bedroom Grade II listed cottage with immense charm and character and many original period features enjoying a lovely semi rural setting within easy reach of the village green.







Witley Main Line Station – 1.4 miles (Waterloo approx. 55 mins)

Godalming – 3.9 miles Milford Village Centre – 3.6 miles

Chiddingfold Village Centre 2.4 miles

Gatwick – 32.8 miles Heathrow – 32.6 miles

A3 – 4.3 miles M25 – 18.6 miles M3 – 18.5 miles

Council Tax Band - E - Payable - £2,725.06 (2023/24)



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 and after approximately ¼ mile take the right hand turning into Vann Lane continuing past the village shop and green. Continue for approximately 0.3 mile and then turn left into Woodlands and Maytree Cottage will then be found after a short distance on your right.



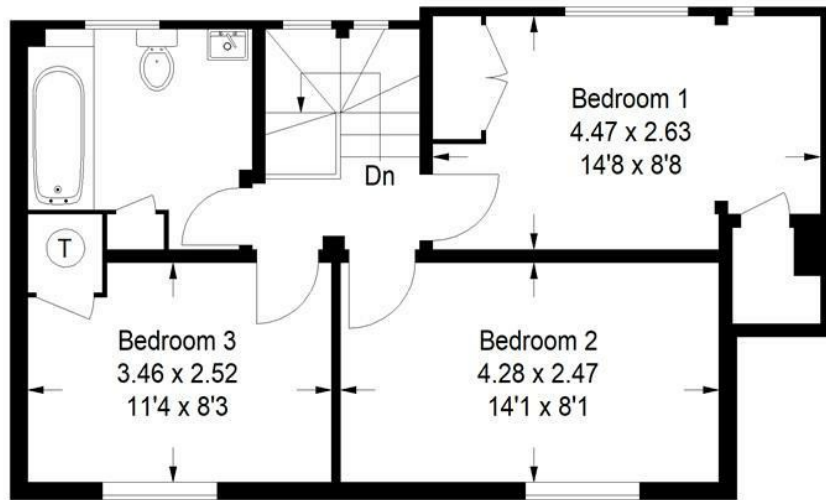


Emery & Orchard
ESTATE AGENTS

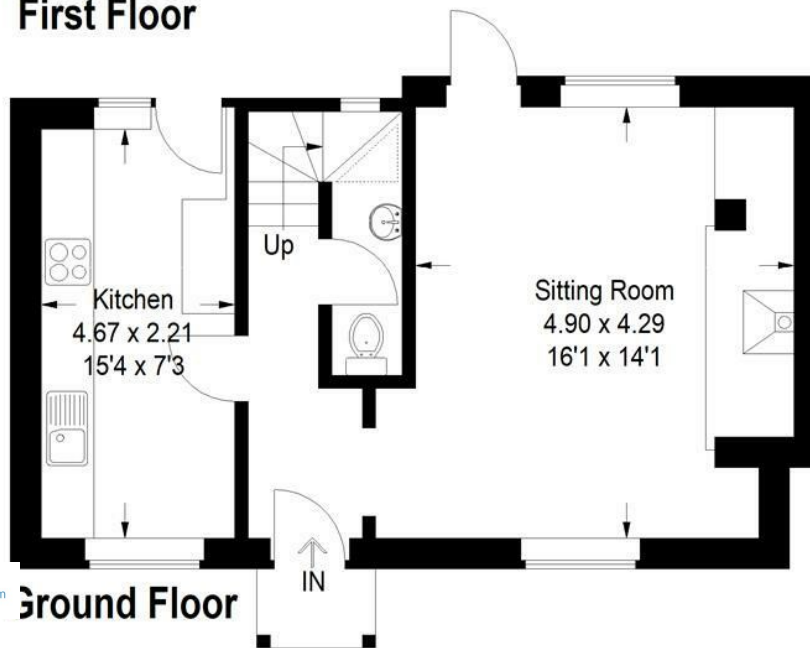
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First Floor



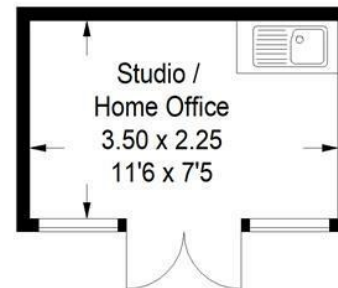
Ground Floor

Approximate Gross Internal Area
Ground Floor = 41.5 sq m / 447 sq ft
First Floor = 44.9 sq m / 483 sq ft
Outbuilding = 7.9 sq m / 85 sq ft
Total = 94.3 sq m / 1015 sq ft



 = Reduced headroom below 1.5 m / 5'0

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.



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.