



# Flat 11 The Evergreens Hambledon

Hambledon Godalming GU8 4EP

Guide Price: £395,000 Leasehold - Share of Freehold





- Gated Private Development
- Security Entry System
- Delightful Sitting Room
- Fitted Kitchen/Breakfast Room
- Two Double Bedrooms
- En-suite Bathroom & Shower Room
- Double Glazing & Gas Heating
- Garage & Attractive Communal Gardens
- Share of Freehold
- No Onward Chain



A bright and well designed two double bedroom first floor apartment with two bathrooms, a superb sitting room and a fitted kitchen/breakfast room with integrated appliances. The apartment also benefits from double glazing, gas central heating and has a garage. The property occupies a great location within the exclusive Hambledon Park development which is set in attractive communal gardens and only 0.8 of a mile from the station and just over half a mile of the village store which provides a grocery shop, off-license, a newsagent, a cafe, delicatessen and Post Office. The town centres of Guildford, Godalming & Haslemere are also within easy reach.







Main Line Station – 0.8 miles (Waterloo approx. 55 mins)

Village Centre – 0.6 miles Godalming – 4.8 miles

Gatwick – 32.6 miles Heathrow – 31 miles

Doctors – 2 miles Dentist – 1.8 miles

A3 – 3.7 miles M25 – 18 miles M3 – 17 miles

Council Tax Band – F Payable – £3376.88p (2024/25)

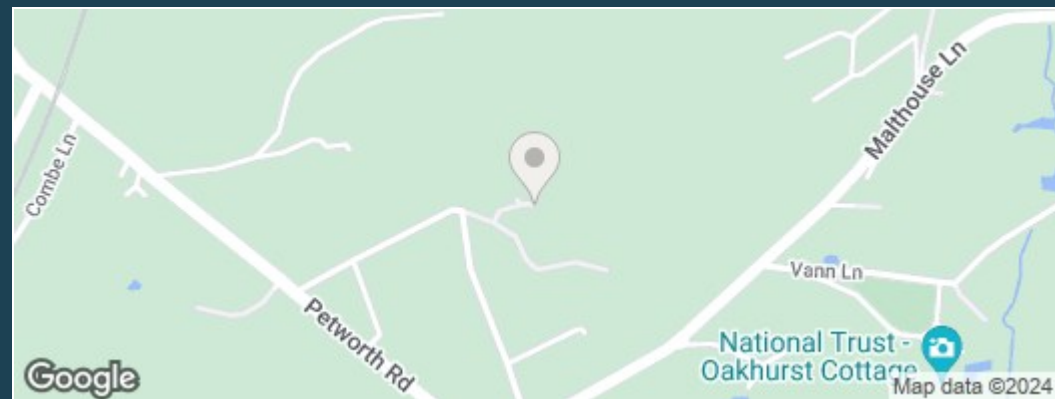
EPC Rating – B Ground Rent – £TBC

Share of Freehold Leasehold – 97 Years Remaining

Service & Road Charge – £2688

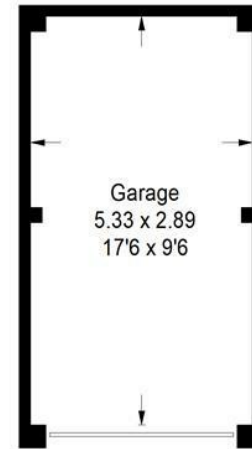
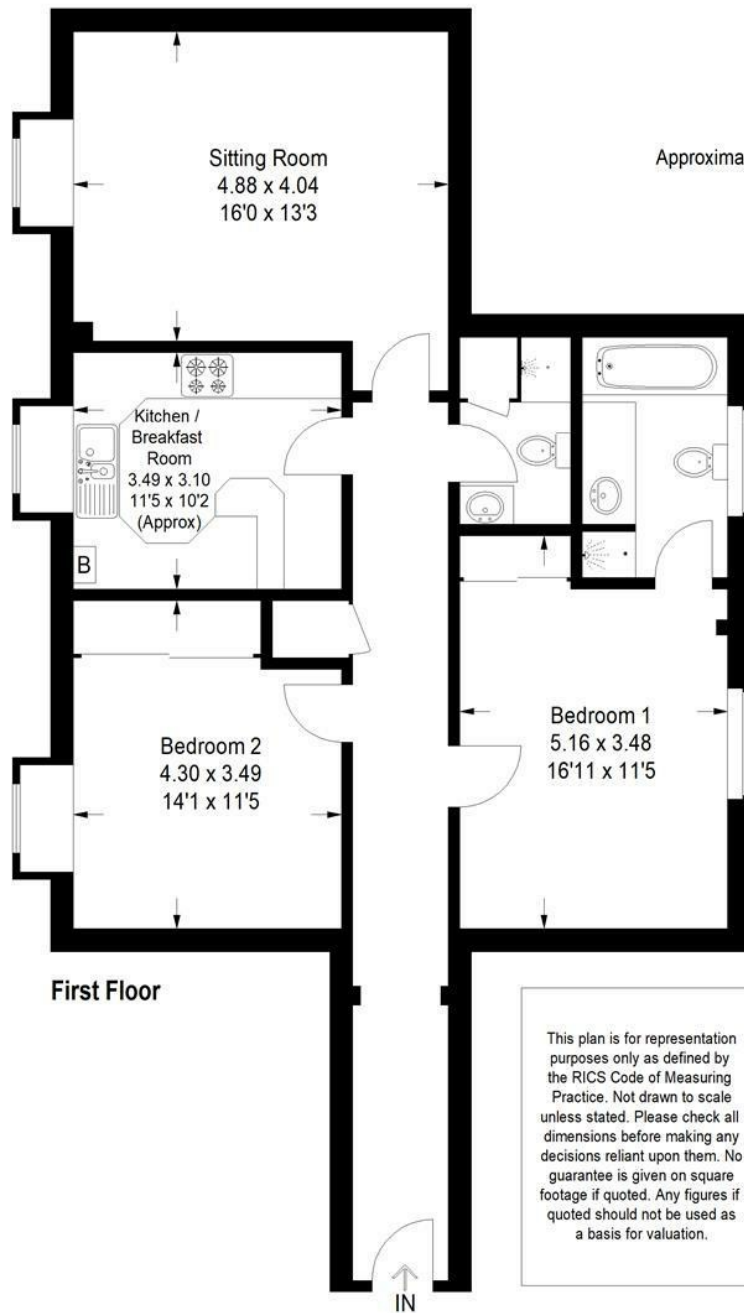


Directions: Directions: Leave Godalming in a southerly direction on the A3100 turning right at the roundabout by The Inn on the Lake and continuing under the railway bridge into Portsmouth Road. Continue to Milford village and on reaching the mini roundabout take the first exit left into Church Road. Continue to the next roundabout and take the first exit again, this time onto the A283 Petworth Road. Continue for 2.5 miles, through the village of Witley and on towards Wormley. Turn left into Wormley Lane and as the road bears round to the right the entrance to Hambledon Park will be seen ahead of you.



# The Evergreens

Approximate Gross Internal Area = 91.6 sq m / 986 sq ft  
Garage = 15.5 sq m / 167 sq ft  
Total = 107.1 sq m / 1153 sq ft



(Not in position)

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.



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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.

