



# Hambledon Hookley Lane

Elstead Surrey GU8 6JD  
Guide Price: £825,000 Freehold





- Bright, Spacious & Adaptable Accommodation
- Established No Through Road
- Easy Reach of Village Centre
- Entrance Hall & Cloakroom
- Sitting Room & Conservatory
- Dining Room/Bedroom Four
- Kitchen/Breakfast Room & Utility Room
- Three Double Bedrooms & Three Bathrooms
- Attached Garage
- Established Garden Backing onto Woodland



An individual detached 3/4 bedroom chalet style house offering spacious and adaptable accommodation set in an established no through road conveniently located within easy reach of the village centre with its excellent range of local amenities.







Elstead Village Centre - 0.5 Miles

Milford Main Line Station - 4 miles (Waterloo Approx 50 mins)

Godalming - 5.1 miles Guildford - 8.9 miles

Farnham - 5.2 miles

Gatwick - 36.6 miles Heathrow - 30.3 miles

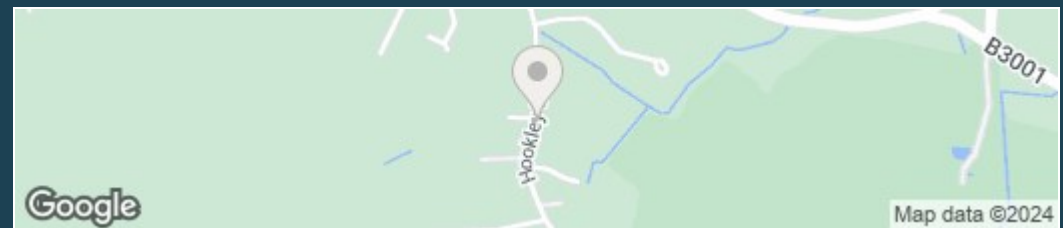
A3 - 2.4 miles M25 - 18.4 miles M3 - 12.3 miles

Council Tax Band - F Payable - £3,401.38 (2024/25)

Energy Efficiency Rating - C



Directions: Proceed out of Godalming in a southerly direction on the A3100 and at the roundabout by the Inn on the Lake take the right hand exit continuing under the railway bridge and along the Portsmouth Road towards Milford village. On reaching the village take the second exit at the mini roundabout continuing through the centre of Milford and onto the traffic lights. Turn right at the traffic lights following the signs for the A3 and Elstead and at the roundabout take the second exit going over the A3 and then take the first turning left onto the B3100 signposted to Elstead. Continue along this road for approximately two miles and on entering the village turn left into Springhill and then immediately left into Hookley Lane. Continue along Hookley Lane for approximately 0.2 of a mile and Hambledon will then be found on your right hand side.



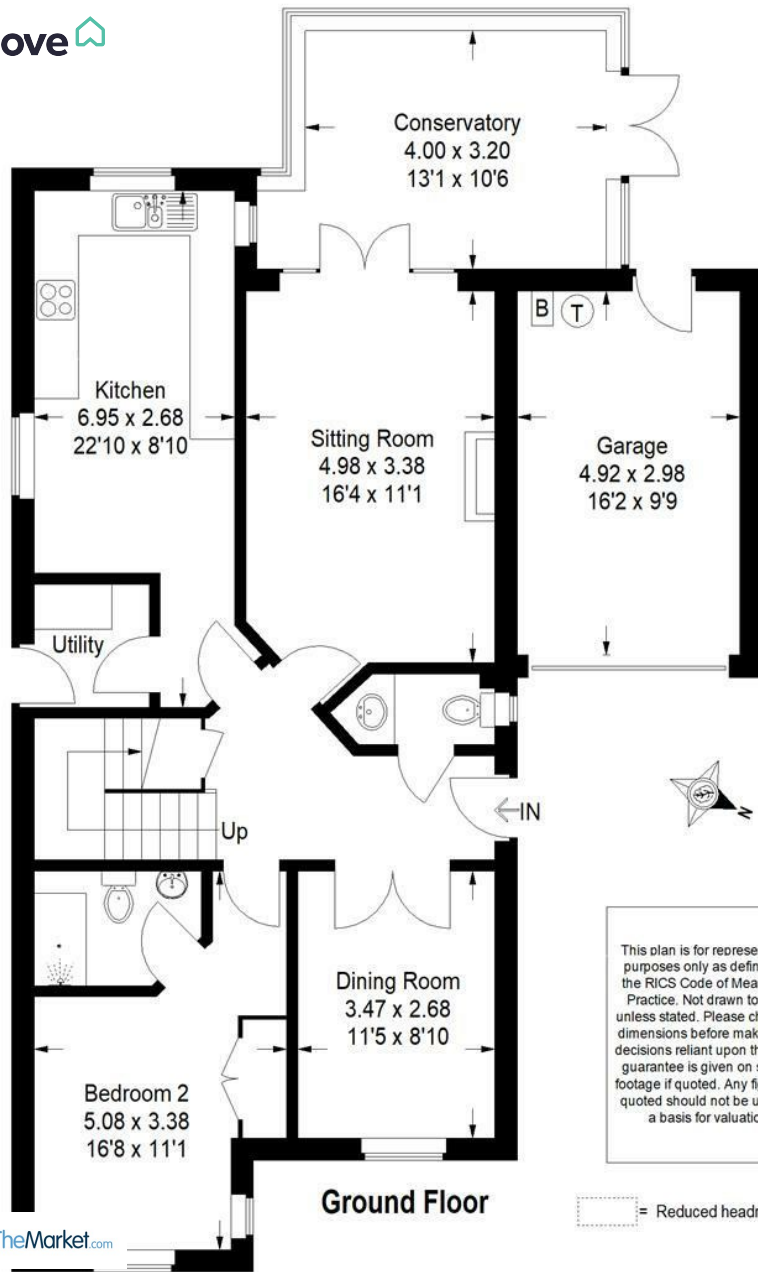


**Emery & Orchard**  
ESTATE AGENTS

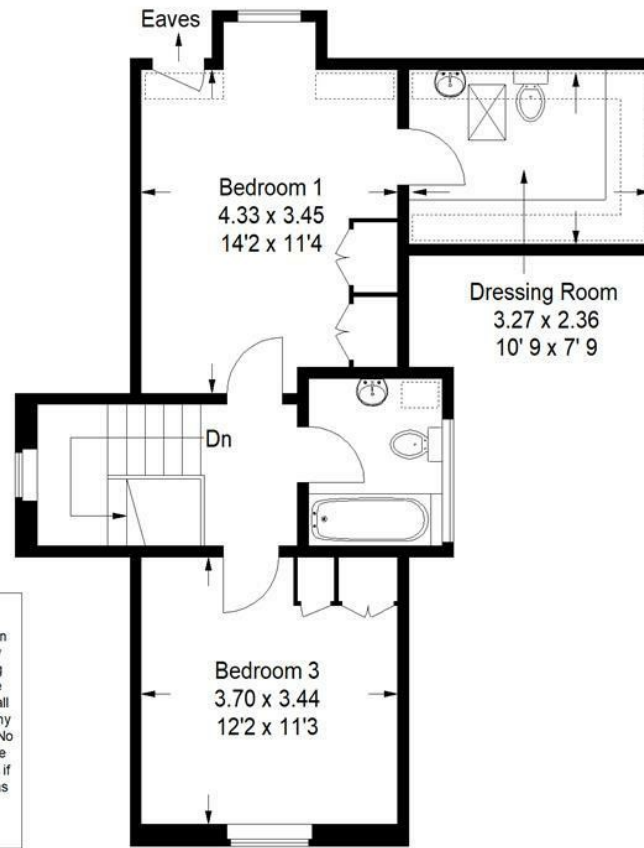
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Approximate Gross Internal Area  
Ground Floor = 93.9 sq m / 1011 sq ft  
First Floor = 47.8 sq m / 514 sq ft  
Garage = 14.9 sq m / 160 sq ft  
Total = 156.6 sq m / 1685 sq ft



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.

 = Reduced headroom below 1.5 m / 5'0"

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.

