



Cherry Tree Cottage Mill Lane

Dunsfold Godalming GU8 4LD

Asking Price: £635,000 Freehold





- No Onward Chain
- Requiring Modernisation
- Short Walk of Village Pub & Shop
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room & Garden Room
- Three Bedrooms
- Bathroom & Shower Room
- Detached Garage
- Large Garden backing onto Paddock land



Cherry Tree Cottage is a detached three bedroom bungalow set in a large garden occupying a delightful semi rural setting on the edge of the pretty Surrey village of Dunsfold which lies approximately 6 miles to the south east of Godalming and just under 4 miles to the west of Cranleigh.

N.B. There is an annual charge of £156 to go towards the maintenance and upkeep of Mill Lane which is a private road.











Village Pub & Store - Walking Distance

Witley Main Line Station – 5.4 miles (Waterloo approx 45/50 mins)

Godalming – 6.7 miles Guildford – 11.1 miles

Cranleigh – 5.0 miles Haslemere – 9.2 miles Gatwick – 26.7 miles
Heathrow – 33.4 miles

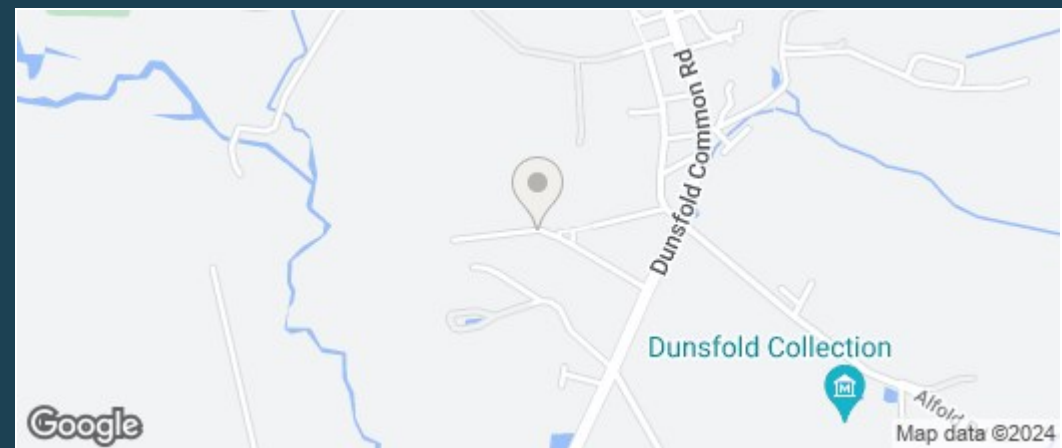
A3 – 7.7 miles M25 – 25.8 miles M3 – 21.9 miles

EPC = E

Council Tax Band E = £2903.45 (2024/25)

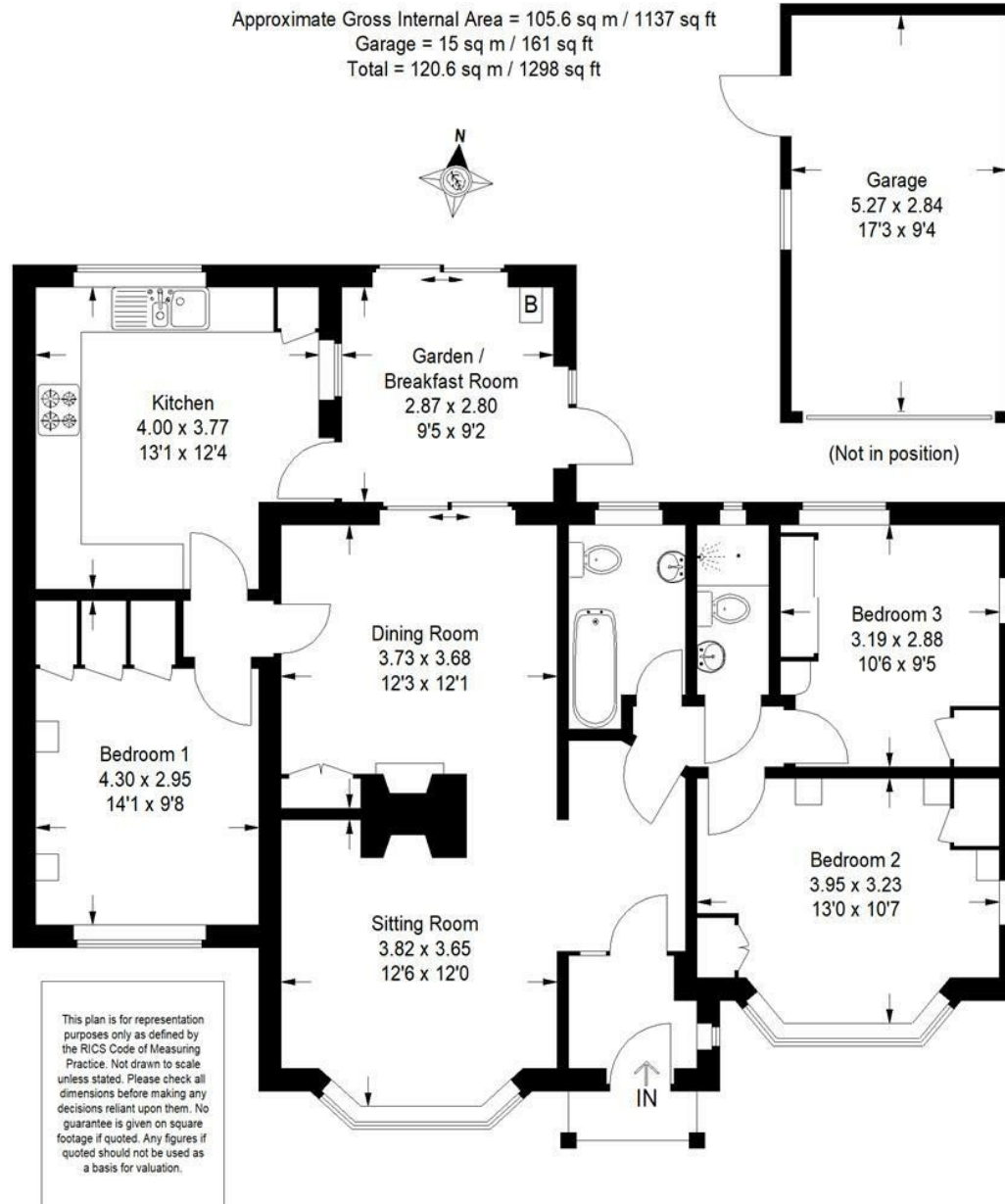


Directions: From our office in the High Street, proceed down Bridge Street and at the mini roundabout turn right into Flambard Way and continue to the second set of traffic lights and turn left into the Brighton Road (B2130). Continue along the Brighton Road passing through the village of Hascombe and on towards Dunsfold for approximately 5½ miles. Just as the road bears sharply round to the left, take the right hand turn signposted to Dunsfold. Continue for 1.2 miles passing the village green on your right and then turn right into Mill Lane. Cherry tree Cottage will then be found after a short distance on your right hand side.



Mill Lane, Dunsfold

Approximate Gross Internal Area = 105.6 sq m / 1137 sq ft
 Garage = 15 sq m / 161 sq ft
 Total = 120.6 sq m / 1298 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.



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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.

