



# 20 Clockhouse Apartments Eton

Eton Godalming Surrey GU8 5AS

Asking Price: £425,000 Leasehold









- No Onward Chain
- Exclusive Gated Development
- Easy Reach of Main Line Station to London Waterloo (55 mins)
- Living Room with Spectacular Views
- Fully Fitted Kitchen
- Two Double Bedrooms both with En-Suite Bathroom
- Gas Heating
- Communal Swimming Pool & Tennis Courts
- Garage
- Set in Beautifully Maintained Grounds of Approximately 50 Acres



A superbly appointed two bedroom top floor apartment with spectacular views set within a gated development in 50 acres of grounds with swimming pool, tennis courts and 9 hole golf course. The development is located in a semi-rural location in an Area of Outstanding Natural Beauty, within easy reach of Witley village shops, Milford mainline station and West Surrey Golf Club.















Milford Main Line Station – 1.4 miles (Waterloo approx. 50 mins)

Godalming – 4 miles Guildford – 9 miles

Farnham – 11.1 miles Haslemere – 6.3 miles Gatwick – 33.1 miles Heathrow – 31.1 miles

A3 – 3.0 miles M25 – 18.2 miles M3 – 17.5 miles

EPC = C

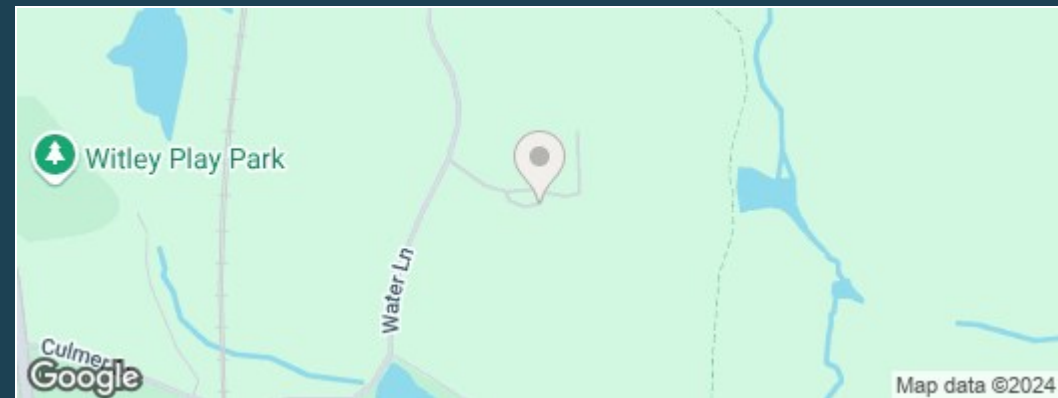
Council Tax Band F Payable £3,475.59 (2024/25)

Lease 125 years from 1 October 1995 (tbc)

Maintenance Charges £5745.58 (tbc) Ground Rent £200 P.A.



Directions: Proceed out of Godalming in a southerly direction along the A3100 Portsmouth Road. Upon entering Milford turn left at the first mini roundabout into Church Road and then immediately first left into Station Lane. Continue over the level crossing and take the next turning on the right into Water Lane signposted Enton Hall. Continue for approximately one mile and the gated entrance to the development will be seen on your left hand side.



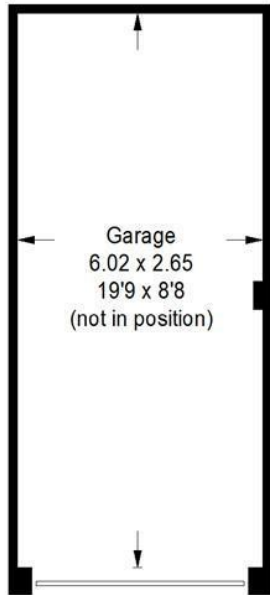
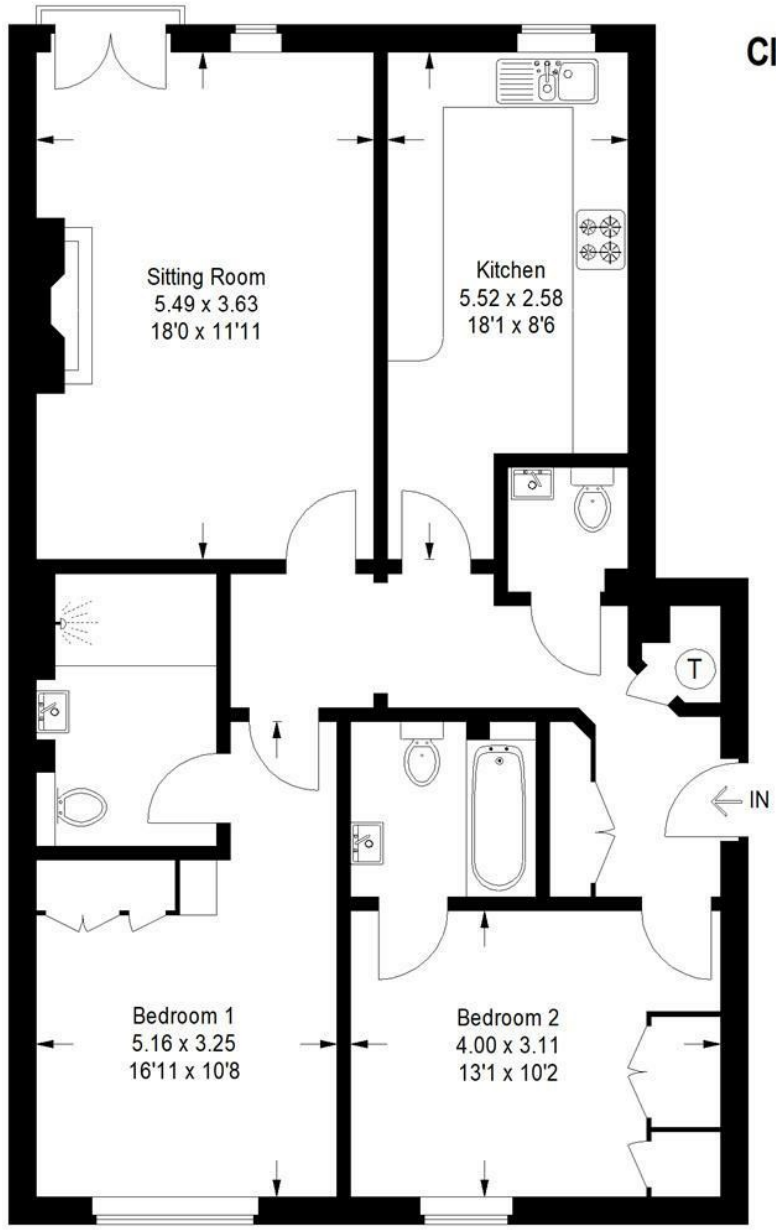


### Clockhouse Apartments

Approximate Gross Internal Area  
 = 86.2 sq m / 928 sq ft  
 Garage = 15.9 sq m / 171 sq ft  
 Total = 102.1 sq m / 1099 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.



01483 419 300

20 High Street  
 Godalming  
 Surrey  
 GU7 1EB

email:office@emery-orchard.co.uk

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.