



1 Rose Cottages The Street

Hascombe Surrey GU8 4JG

Guide Price: £425,000 Freehold





- Many Character Features
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Bathroom & W.C.
- Two Double Bedrooms
- Electric Heating
- Front & Rear Gardens
- Garage
- Sought After Village Location
- No Onward Chain



A delightful two bedroom end of terraced cottage having many period features, offering potential for some updating, and providing accommodation that includes an attractive beamed sitting/dining room with open fireplace, kitchen/breakfast room, two double bedrooms as well easily maintained gardens and garage. The property is located in the much favoured village of Hascombe, within walking distance of the White Horse Public House, as well as nearby footpaths giving access to some of Surrey's finest walking countryside. Godalming is approximately 3.5 miles away and offers an excellent range of facilities.







Main Line Station – 3.5 mile (Waterloo approx. 55 mins)

Village & Pub – 0.3 mile Godalming – 3.5 miles

Doctors – 4.1 miles Dentist – 3.2 miles

A3 – miles 5.1 miles M25 – 19.0 miles M3 – 17.7 miles

Energy Efficiency Rating - E

Council Tax Band D – Payable £2336.74



Directions: Leave Godalming in a southerly direction on the B2130 (Brighton Road) and continue for approximately three miles, passing Winkworth Arboretum on your left, and continuing on into the village of Hascombe. Number 1 Rose Cottages will then be found on your left hand side just before the turning on your right for Mare Lane.

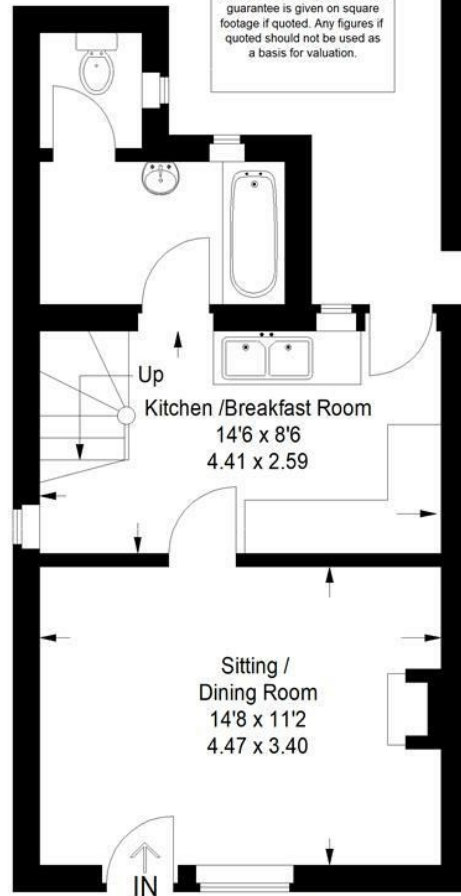


The Street Hascombe

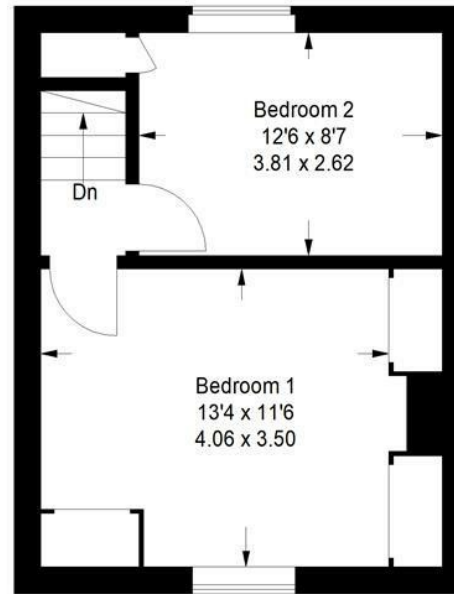
Approximate Gross Internal Area
62 sq m / 669 sq ft



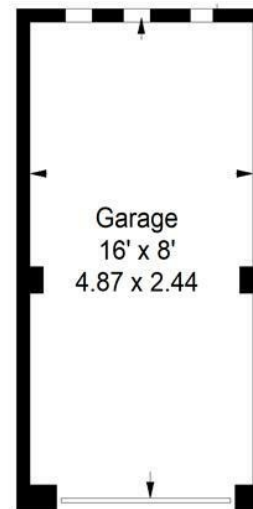
This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Ground Floor



First Floor



Garage
16' x 8'
4.87 x 2.44

ZOOPLA



**Emery &
Orchard**
ESTATE AGENTS

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.