



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

£1,185,000

Beeches, Hambledon Road

Godalming, GU7 1XQ

In a fabulous setting, in approximately two acres, backing west and with lovely views over adjoining paddock land - a detached house built in the 1950's and on the market for the first time since, requiring modernisation and possible development, subject to planning permission

PROPERTY SUMMARY

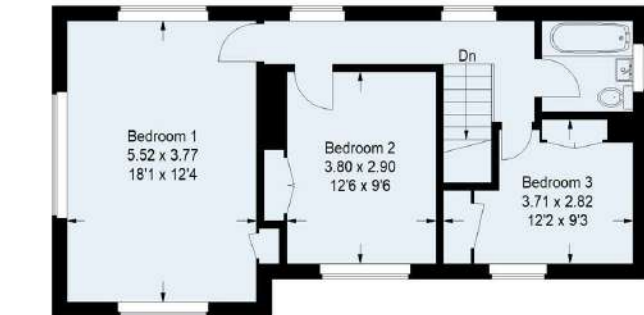
Beeches was built in the 1950's and has been in the same family ownership ever since. The setting is truly fabulous, in a private lane with the most stunning westerly views at the rear over adjoining paddock land. Standing in approximately two acres of garden and woodland, very little has changed within the house and it now requires updating and extending, subject to planning permission. There are three bedrooms and a bathroom on the first floor with two reception rooms and a kitchen and cloakroom on the ground floor. Outside there is a detached brick built garage with outside WC and a large timber garage, Godalming High Street and main line station are within 1.3 and 1.7 miles respectively, and there are many schools within easy walking distance.



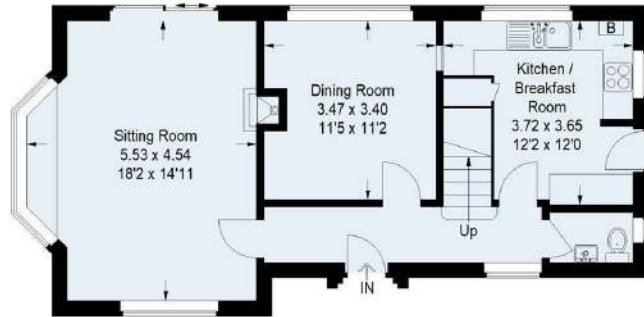


Hambleton Road, Godalming

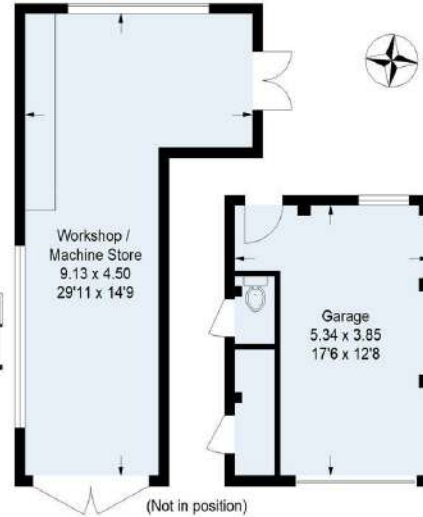
Approximate Gross Internal Area
Ground Floor = 61.1 sq m / 658 sq ft
First Floor = 56.6 sq m / 609 sq ft
Total = 117.7 sq m / 1267 sq ft
Outbuildings = 49.7 sq m / 535 sq ft



First Floor



Ground Floor

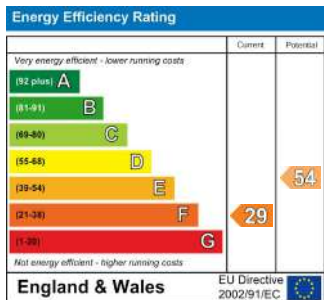


This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



DIRECTIONS

From the centre of Godalming, take the B2130 Brighton Road and continue up the hill passing Busbridge Junior School on the left and just before the open field, turn right into Home Farm Road. Take the first turning on the left into Hambleton Road and then the third driveway on the right, opposite North Munstead Lane, into a private drive. Bear immediately left passing Barnfield and Beeches is then the next house on the right.



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Waverley

COUNCIL TAX BAND
G

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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