



MOOR COTTAGE  
HAMBLEDON, SURREY



## IN A WONDERFUL COUNTRY SETTING, SURROUNDED BY COMMONLAND

### ACCOMMODATION

Entrance lobby | Kitchen/breakfast room | Drawing room | Sitting room | Family room | Study  
Boot room | Utility room | Cloakroom

Five bedrooms | Family bathroom | Shower room

Garage | Car ports | Summer House | Garden stores/sheds

Gardens

**In all about 0.63 acres**

## SITUATION

Moor Cottage is located in a beautiful country setting surrounded by common land, on the northern outskirts of Hambledon, a charming village situated to the south of Guildford. The village benefits from a popular pub, the Merry Harriers, the church on the top of the hill, a village shop/post office with a cafe and a nursery school, all of which are within walking distance.

The historic market town of Godalming is a short drive away and benefits from public houses, restaurants, local shops, supermarkets and everyday amenities. The larger centres of Guildford, Haslemere and Horsham are all within a 30-minute drive and provide a comprehensive range of services.

Local schools include Aldro, Charterhouse, Cranleigh School, Guildford High School, King Edward's, Prior's Field, St Catherine's, St Hilary's and The Royal Grammar School with further renowned schools including Wellington College, Eton College and Epsom College within 40 miles.

There are a number of good golf clubs nearby with West Surrey Golf Club being the closest. Hydon Heath owned by the National Trust abuts the land and there is incredible walking and riding in the area.

The immediate surrounding countryside offers walking, cycling and riding opportunities in areas that include Hydon Ball and The Devil's Punchbowl at Hindhead. The Surrey Hills Area of Outstanding Natural Beauty is on the doorstep.

## DISTANCES

Witley Station 1.5 miles (London Waterloo from 54 mins), Milford Station 2 miles (London Waterloo from 52 mins), Godalming 4 miles (London Waterloo from 43 mins), Haslemere 6.7 miles (London Waterloo from 50 mins), Guildford 10 miles (London Waterloo from 35 mins), Central London 42 miles

**Roads:** A3 Milford 3.4 miles, M25 (Wisley Junction 10) 18 miles

**Airports:** London Heathrow 33.5 miles, London Gatwick 33 miles

(Distances and times approximate)





James Peel (1811-1906) Moor House & Hambleton Common

## MOOR COTTAGE

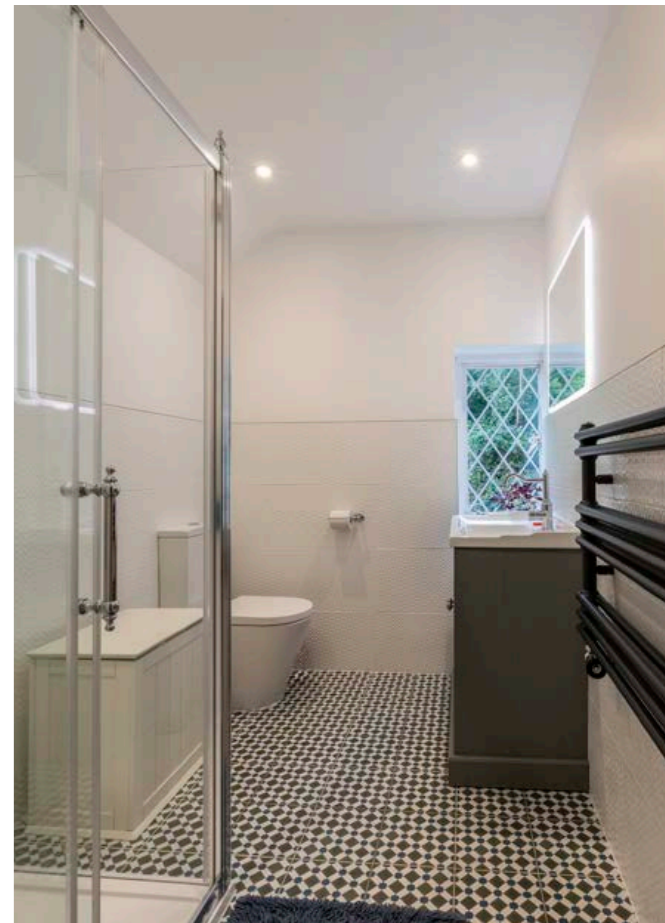
Moor Cottage is a picturesque Grade II listed cottage that dates back to the 16th century.

Since purchasing Moor Cottage in 2021, our clients have taken it to the 'next level', creating a beautiful country feel, all within a picturesque country house. The focal point of the house is the substantial kitchen/breakfast room with oak flooring and an open fireplace at the far end. Off this is the boot room and pantry which have been fitted with beautiful cabinetry.

The reception rooms are located in the other 'half' of the house, some with oak flooring, an open fireplace with a wood burning stove and good ceiling heights. Throughout the house are oak exposed ceiling and wall beams, numerous oak doors and on the landing is the exposed brick chimney breast.

On the first floor are a total of five bedrooms, complimented by a refitted bathroom and shower room.

Moor Cottage provides a buyer with the opportunity of buying an historic house, in the most lovely country setting, beautifully finished and surrounded by excellent schools, yet within easy reach of all the local amenities.





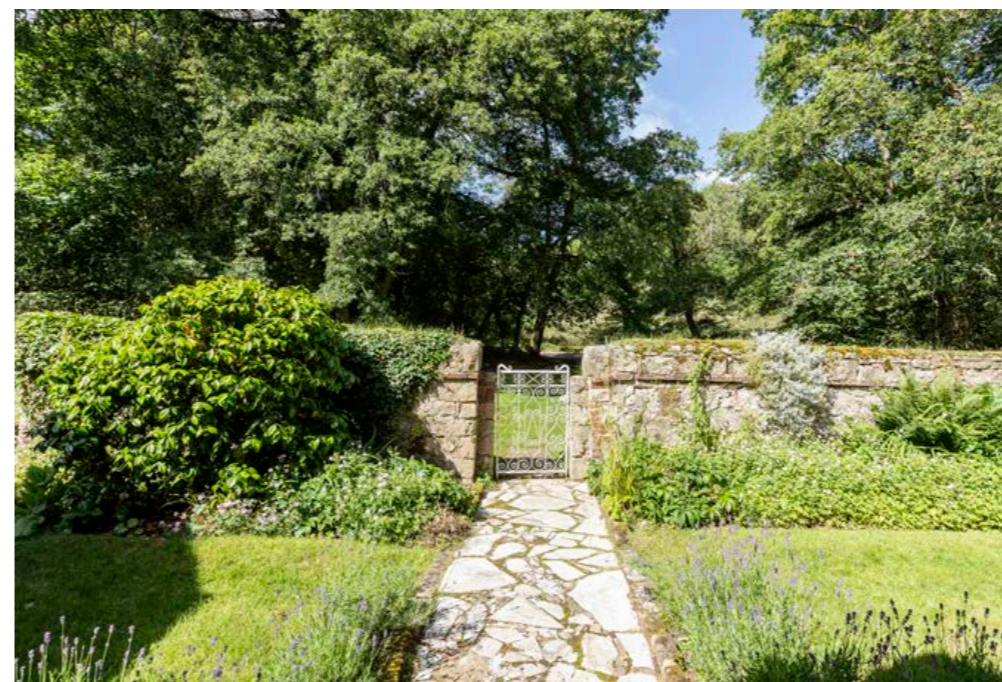
## OUTBUILDINGS

Adjacent to the house is the garage and also a store housing the hot water cylinder. In addition within the gardens, is a summer house and a number of sheds. Located down by the gravelled driveway are two car ports and a substantial garden store.

## GARDENS

Extending along the front boundary of Moor Cottage is a charming brick wall with a wrought iron gate onto a path that leads up to the front door. The garden to the front comprises well stock shrub borders and lavender lined pathways leading around to the side of the house with a terrace. A pathway the extends around to the back of the house and a small sitting area.

The gardens are principally laid to lawn and on the far boundary gently slope up to a raised summer house, children's play area and shed. This is fronted by well stocked shrub borders. A substantial laurel hedge hides the gravelled parking area and car ports.





# PROPERTY INFORMATION

**Services:** We are advised by our clients that the property has mains water, electricity, oil-fired central heating and private drainage.

**Local Authority:** Waverley Borough Council - 01483 523333

**Energy Performance Certificate:** Rating: Band E

**Council Tax Band:** G

**Tenure:** Freehold

**What3Words:** ///dwelled.trappings.mess and then on to ///revamped.waltzed.ranking

**Directions (Postcode: GU8 5UR)**

From Guildford, proceed southbound on the A3 and after 8 miles take the left exit to Milford. Proceed through Milford and pass through two sets of traffic lights, following signs to the A283. At the subsequent roundabout take the second exit signposted to A283, Petworth, Witley and Chiddingfold. Follow the A283, passing through Witley, passing King Edwards school on your left. After 0.2 miles, turn left into Wormley Lane. Follow this for 0.2 miles to the end of the lane and just before it bends down to the right before Hambledon Park, proceed straight ahead into the track leading up to Moor Cottage and Lime Kilns. Follow this for 0.2 miles and Moor Cottage will be found on the right.

**Viewings:** Viewing is strictly by appointment through Knight Frank.

**Nigel Mitchell**

01483 617916

nigel.mitchell@knightfrank.com

**Knight Frank Guildford**

2-3 Eastgate Court, High Street

Guildford, Surrey, GU1 3DE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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Approximate Gross Internal Area  
Main House = 2,989 sq ft / 277.69 sq m  
Outbuilding = 286 sq ft / 26.59 sq m  
Garage = 266 sq ft / 24.75 sq m  
Total = 3,541 sq ft / 329.03 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

