

BUSSES COTTAGE





BUSSES COTTAGE

SWEETWATER LANE • WORMLEY • SURREY

A house, studio/office, barn/garage in an incredible rural setting

ACCOMMODATION

Entrance Hall • Drawing room • Study • Family room • Dining room •
Kitchen/Breakfast room • Utility room • Cloakroom

Master bedroom with en suite bathroom
4 further bedrooms • Family Bathroom

Studio/garage, Barn, Outbuildings, Swimming pool, Terrace

Gardens, meadow and woodland

In all approximately 5.03 acres



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SITUATION

(All distances and times are approximate)

Busses Cottage is located in the midst of Hambledon Common. This incredible rural position being the last house on Sweetwater Lane ensures that the property not only enjoys direct access on to the common but is conveniently located for Witley Station, Hambledon Village Shop and cricket green as well as West Surrey Golf Club.



- Hambledon Village Shop 2.1 miles
- Witley 1.2 miles
- Milford 3 miles
- Godalming 4.8 miles
- Guildford 9.6 miles
- Central London 41.1 miles



- King Edward's, Witley
- Barrow Hills, Witley
- Aldro School, Shackleford
- Charterhouse, Godalming
- Prior's Field, Godalming
- The Royal Grammar School, Guildford
- St Ives, Haselmere
- Royal Junior School, Hindhead
- Highfield School, Liphook
- Cranleigh School



- Witley 1.8 miles (London Waterloo from 54 mins)
- Godalming 4.1 miles (London Waterloo from 45 mins)



- A3 (Milford) 3.4 miles



- M25 (junction 10) 17.9 miles
- London Heathrow 31.1 miles
- London Gatwick 34.1 miles



- Goodwood
- Sandown
- Epsom



- Cowdray park



- West Surrey
- Liphook
- Hankley Common
- Hindhead



- Chichester



BUSSES COTTAGE

This handsome family home has been in the past has been extended to create a wonderful family home. The plentiful accommodation provides both formal and family spaces with a generous drawing room, dining room as well as a charming family room and kitchen/breakfast room in the centre of the house.

OUTSIDE

To the east of the house on the driveway is the Studio/ Office which provides ancillary accommodation. On the opposite side of the drive is a substantial barn/ garage extending to a gross external floor area of approximately 650sq.ft, providing both additional storage and a workshop.

GARDENS AND GROUNDS

Busses Cottage is approached through solid timber gates into the gravel driveway. To the south of the house is a substantial lawn, which gives way to an area of wild meadow. To the rear of the house is the swimming pool and beyond this an area of woodland.



SERVICES

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

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments, etc. are specifically excluded but may be made available by separate negotiation.

LOCAL AUTHORITY

Waverley Borough Council – 01483 523333

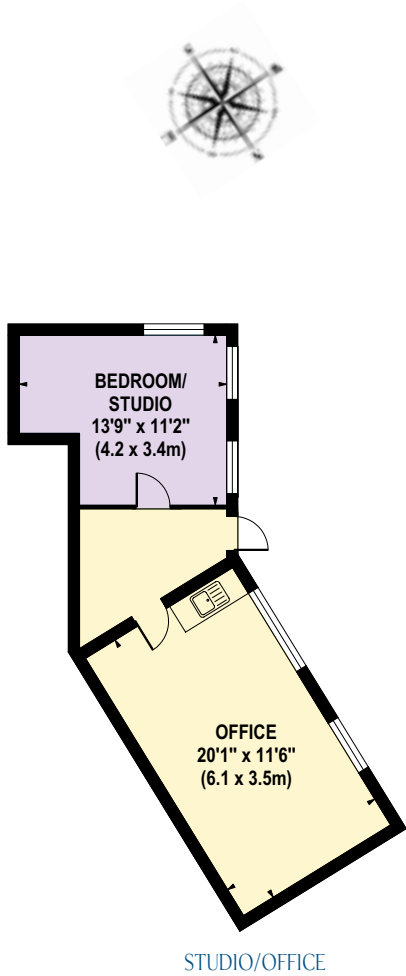
VIEWINGS

Viewing is strictly by appointment only through Knight Frank.

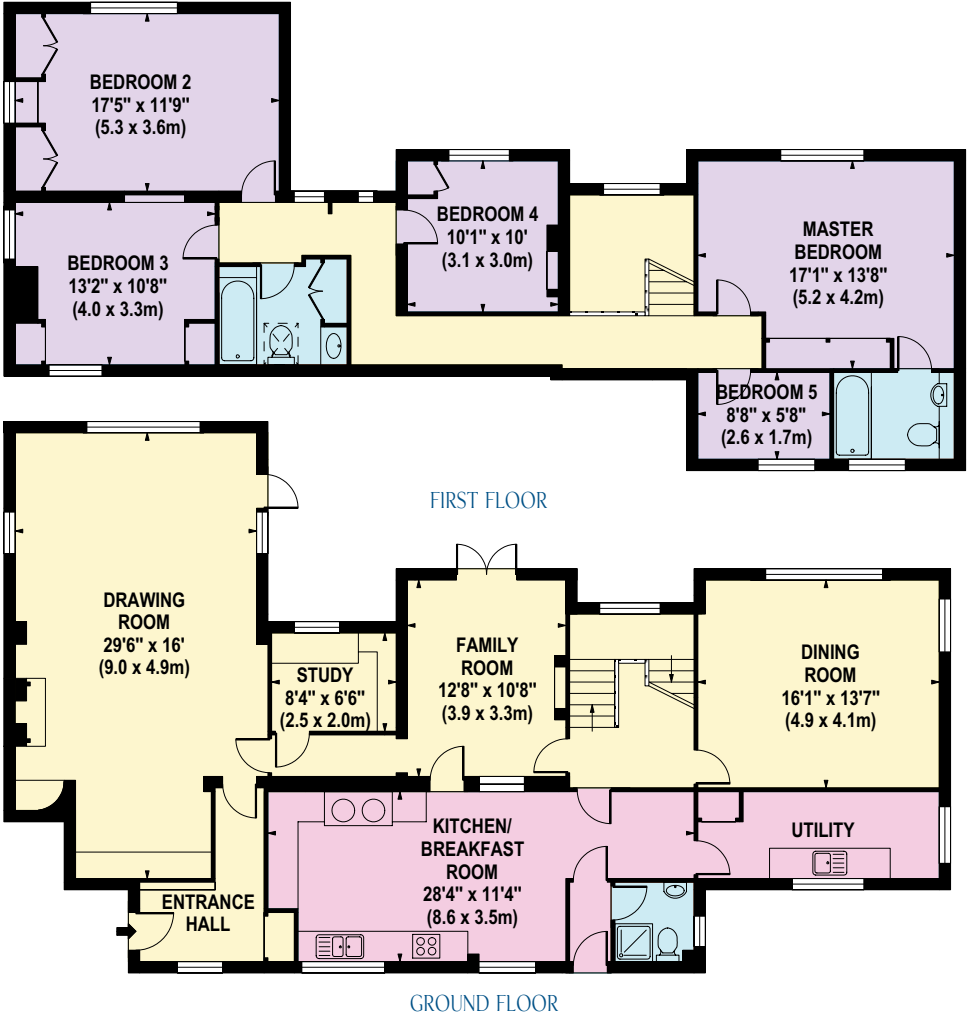
DIRECTIONS (GU8 5SS)

From Guildford head south on the A3 and after about 8 miles take the Milford exit. Proceed through Milford and pass through the 2 sets of traffic lights following signs for the A283. At the subsequent roundabout take the second exit signposted A283 to Petworth, Witley and Chiddingfold. Remain on the A283 through Witley passing The White Heart public house on the left. On leaving the village, passing the village hall and cricket green on the left, take the next left into Culmer Lane. After 0.4 mile turn right into Sweetwater Lane. After a further 0.4 mile the gates to the house will be found on the right hand side.

PARTICULARS, PHOTOGRAPHS AND PLANS DATED: 2018



APPROX. GROSS INTERNAL FLOOR AREA 2569 SQ FT / 239 SQ M (MAIN HOUSE)
APPROX. GROSS INTERNAL FLOOR AREA 436 SQ FT / 40 SQ M (BARN)
APPROX. GROSS INTERNAL FLOOR AREA 3005 SQ FT / 279 SQ M (TOTAL)



IMPORTANT NOTICE

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