



Regency Lettings & Property Management

Rystead Lodge Barn Buildings
Pockford Road, Chiddingfold
Surrey, GU8 4XS

Lettings: 01428 684540
www.rlpm.co.uk
valissa@rlpm.co.uk

Malthouse Farm Cottage, Malthouse Lane, Hambledon, GU8 4HH



Unfurnished - £2,500 pcm

This beautiful bargate stone and brick, tile hung detached cottage is situated in the picturesque village of Hambledon. Having undergone recent extension and modernisation it offers:

- Two/Three Reception Rooms • Kitchen with larder • Utility Room
- Three/Four Bedrooms (One Ground Floor) • Two Bathrooms (One Ground Floor) •
- Off Street Parking for 2 Cars • Low Maintenance Cottage Garden •
- Walking Distance Witley Station and Village Shop •

No pets. Long term tenancy available.



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Through the front door into a spacious entry porch, with a door into a good sized dining room with oak flooring open plan to the kitchen. The kitchen has solid wood with part granite worktops and stainless steel built in appliances, oak flooring, and the also benefits from a good sized larder. There is space for a dishwasher and a large fridge freezer.



The sitting room is neutrally decorated, dual aspect with views over the garden, has neutral carpet and an open fire which has ash collection outside the property.

To the rear of the property is a large study with some built in shelving and a bright bay window. This room could be used as a 4th bedroom.



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Adjacent to the study/bedroom 4 is a hallway with door to the rear of the house and doors leading to:

Shower/Utility Room: Double shower, wooden cabinets, stainless steel sink, space for washing machine and tumble dryer. Cloakroom: With fitted white vanity sink unit and wc.



Stairs to first floor, hallway with two eaves cupboards and one airing cupboard, door to:

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Company Registration No. 7581663
Registered Office: The Old Workshop, Longfrey Cottage, Dorking Road, Chilworth, Surrey, GU4 8RH



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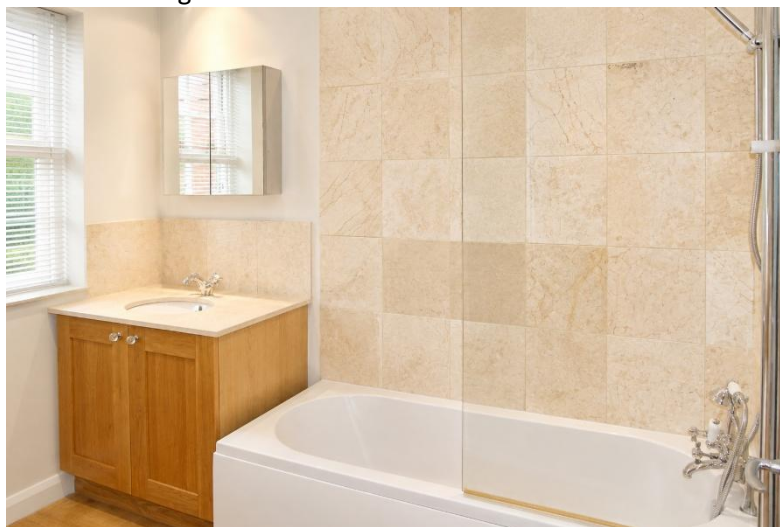
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Master bedroom suite: Large airy bedroom with neutral décor and stunning views to the rear. Adjacent to the master bedroom is the bathroom:



Family Bathroom: with cream marble tiled walls, white bath with power shower, oak vanity, wc, towel rail, oak laminate flooring.



Down a hallway with a range of built-in cupboards there are doors to:



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Bedroom Two: Double bedroom with dual aspect views and neutral décor and carpets, attractive views.

Bedroom Three: Large single with built-in single wardrobe, attractive views.



The cottage has a good sized lawned area and mature flowers beds, to the side of the property is a storage shed and a paved pathway leading to the back of the cottage. All bedrooms and reception rooms (apart from the study/bedroom 4) face attractive gardens and open countryside beyond. The property has off street parking for two cars.



Positioned in the beautiful village of Hambledon, with its picturesque village cricket green, pond, community village shop with its café and post office. Walking distance to the Merry Harriers traditional village public house. Walking distance to Witley train station (approx. 15/20 minutes) with trains to Waterloo in under an hour. Within easy reach are the towns of Godalming and Haslemere, with an extensive range of shops and recreational facilities and Guildford is approximately 11 miles further north. The area offers excellent road and rail connections within easy reach. The A3 being just 10 minutes away and provides access to London to the north, the south coast.

EPC Band E

Council Tax Band F

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Approximate Gross Internal Area = 138.57 sq m / 1492 sq ft

Total = 138.57 sq m / 1492 sq ft

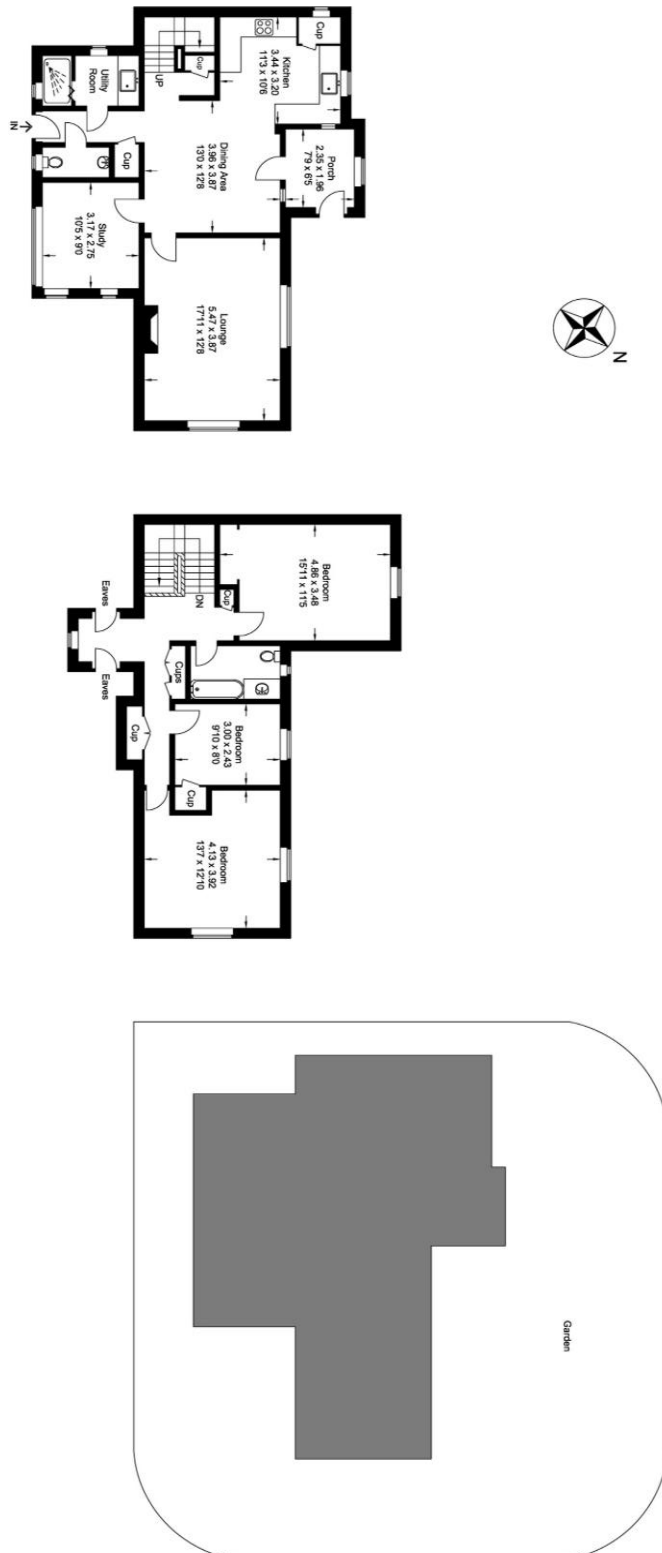


Illustration for identification purposes only, measurements are approximate
not to scale.

Floorplan by: www.epc4u.info