



1 Hydestile Cottages, Hambledon Road, Hambledon, GU8 4DL

2 bedroom cottage, sitting room & conservatory.

Lovely two bedroom period cottage situated in a rural countryside location but within easy access of the A3, Milford train station and Godalming town centre. The cottage has a large rear garden with views out over farmland to the rear and countryside to the front. Hydons Ball and Hydons Heath are just a short walk away giving offers lovely walks across the National Trust owned peaceful heath and woodland, and being one of the highest spots in Surrey boasts magnificent views over the surrounding countryside.

The cottage offers a bright double aspect sitting room with a log burner, a good sized conservatory leads off the sitting room, and a bright modern galley shaker style kitchen with built-in oven and hob, freestanding fridge/freezer, dishwasher and a washing machine. Also on the ground floor, is a large bathroom with roll top bath and a separate shower cubicle.

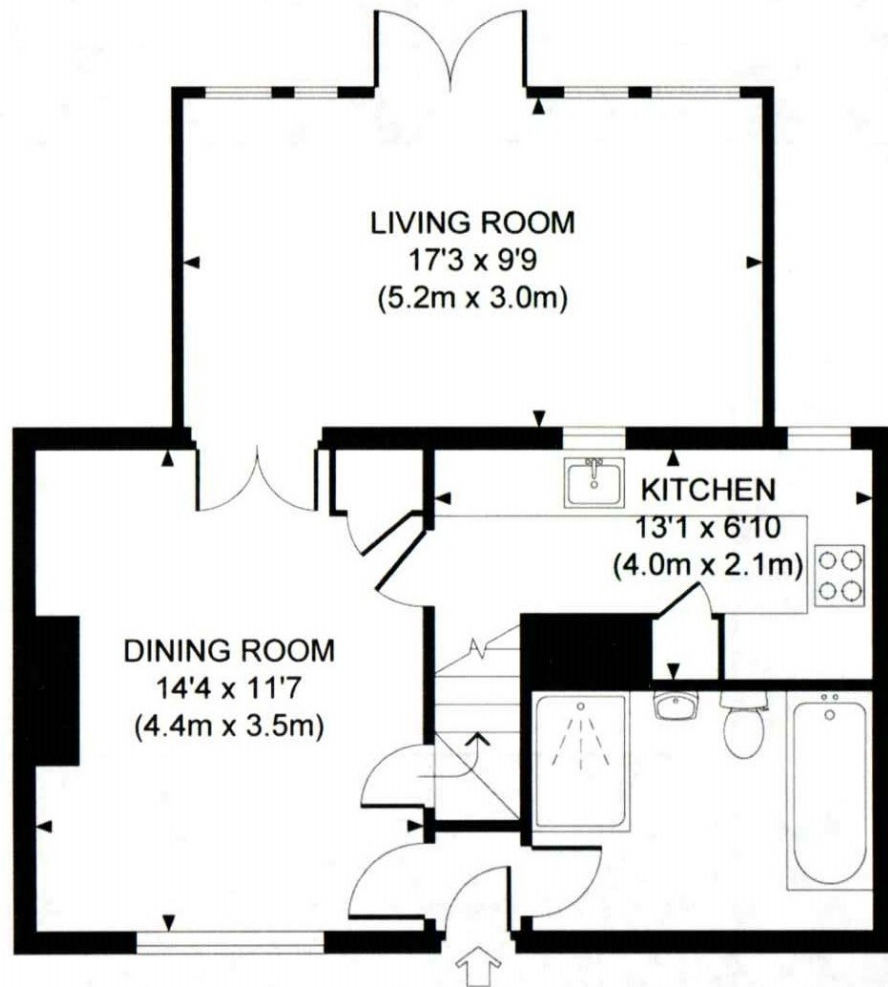
On the first floor are two double bedrooms, one is dual aspect and has a built-in wardrobe and an airing cupboard. The second has superb built in storage drawers.

The front of the property offers a long driveway for 4+ cars, mature borders, trees and shrubs. The rear garden is long and has a range of mature borders and shrubs.

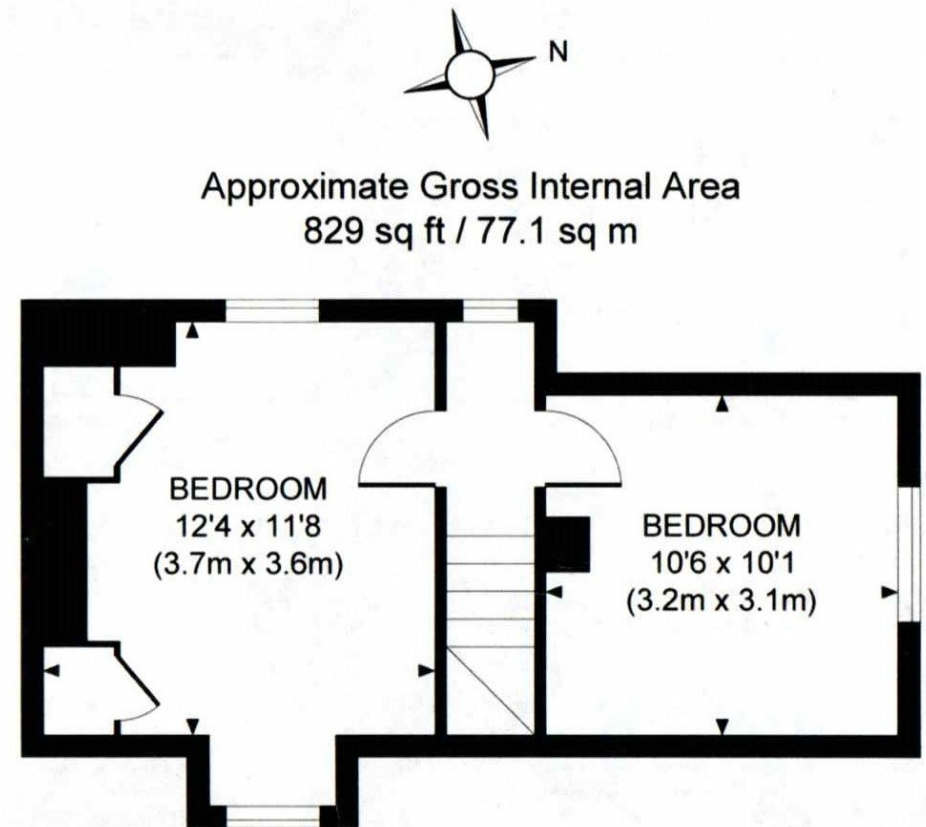








GROUND FLOOR



FIRST FLOOR

Approximate Gross Internal Area
829 sq ft / 77.1 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Gas centrally heated

Mains drainage

Mains water

Mains electricity

Council tax band D £2,562.73

The property is under 1.5 miles from Milford train station with trains to London in just over 1 hour. The Merry Harriers public house and restaurant is 0.7 miles away and makes a pleasant 15 minute walk where you can also visit the Coal Yard community of creative businesses. The White Horse in Hascombe is 2.7 miles away and makes a lovely end point after a walk across Haydons Ball and Heath. Godalming market town is just 3 miles away, access onto the A3 is also under 3 miles away.

The cottage is available for a long term tenancy. Pets may be considered on a case by case basis.