



Hambleton

Guide Price £618,000 (Freehold)

* SOLD BY BURNS & WEBBER * This charming 3 bedroom semi detached home sits in a wonderful tucked away semi-rural location on the fringes of Hambleton village, and benefits from a large rear garden, driveway parking for several cars and planning permission to extend (Waverley Planning Ref : WA/2016/1597) EPC: F

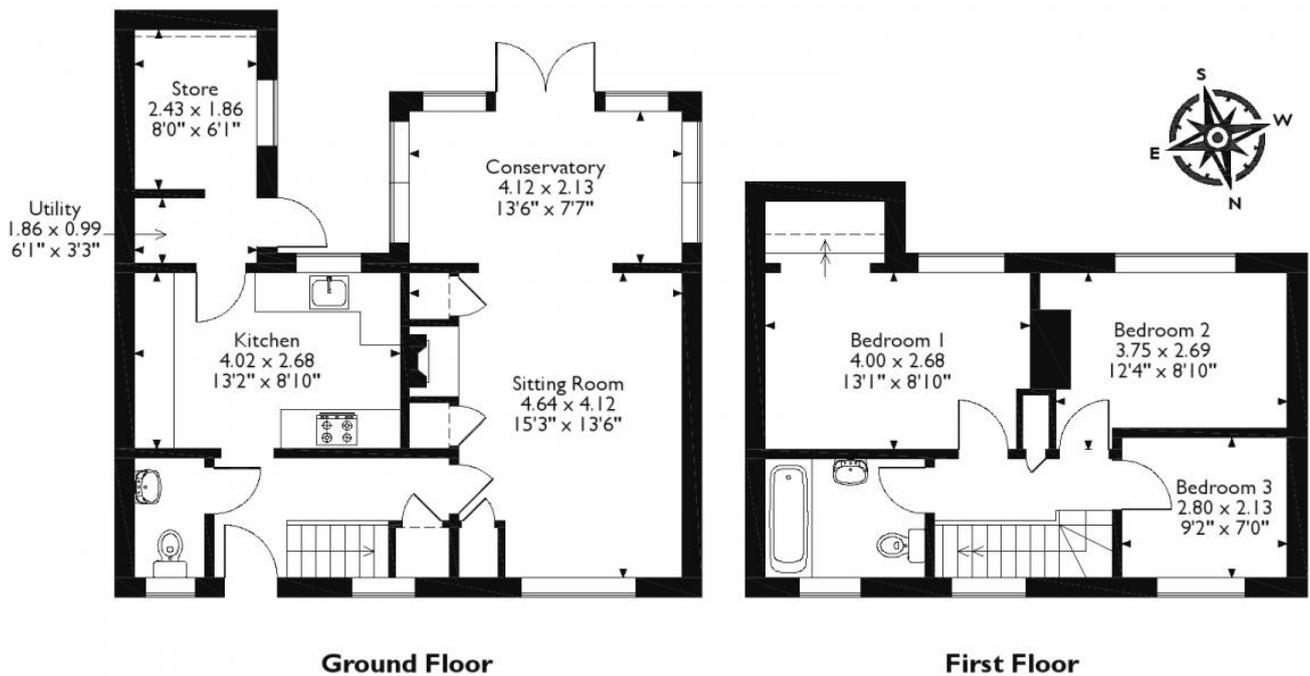


This charming 3 bedroom semi detached home sits in a wonderful tucked away semi-rural location on the fringes of Hambledon village, and benefits from double glazing, oak internal doors, a large rear garden and planning permission to extend (Waverley Planning Ref : WA/2016/1597).

From the canopy porch, the front door opens into the entrance hallway with stairs to the first floor and a downstairs cloakroom. The sitting room has oak flooring and a wood burning stove, and leads through to the conservatory which in turn leads out to the rear garden, and is currently used as a dining room. The kitchen is fitted with a range of base and eye level units with a built in oven and integrated electric hob. A door from the kitchen leads to a utility room and a rear access door to the garden. Upstairs there are three bedrooms and a family bathroom.

Floorplan

Approximate Gross Internal Area
94 Sq M/1011 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Directions

Hambledon is a sought after south west Surrey village surrounded by superb countryside for walking, (The Green Sand Way runs close by to the village) riding and cycling. There is a village inn as well as a delightful village shop with Post Office which overlooks the green with its new pavilion on which cricket is played in the summer. There are a number of shops covering day to day needs in Milford village (approx 3 miles from the village centre) including the renowned farm shop, chemist and fresh fish shop and Godalming's picturesque and historic town centre with its restaurants, individual shops and superstores is approx 4 miles away. Guildford with its multitude of shops, theatres, cinemas and restaurants is a further 4 miles. There are connections from Witley station (approx 1 mile from the village centre) to Milford, Godalming, Guildford and Waterloo (approx 55 minutes journey time). There is an excellent selection of schools in the area that cater for most ages and denominations both in the public and private sectors. There are golf courses in the nearby villages of Milford and Chiddingfold while the south coast beaches are around 25 miles away.



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