



A very spacious three bedroom penthouse apartment set in the beautiful grounds of Hambledon Park

**The Evergreens, Hambledon Park, Hambledon, Godalming, Surrey, GU8**

£1,650 pcm plus fees apply,  
Available from 01.10.2019





Reception/dining room • Three bedrooms • Kitchen/breakfast room

### About this property

This very spacious three bedroom penthouse apartment is set in the beautiful grounds of Hambledon Park, a secure gated development just over half a mile from a main line station in the lovely village of Hambledon. With a 55 minute connection into London Waterloo a short walk away, access to the A3 for Guildford and London and the quaintness of the local village shops, parish church and cricket green, not to mention the miles of common land that surround it, this presents the perfect combination of convenience and country living.

Access to the apartment is via the main entrance hall and there is an entry phone system outside. On entering the apartment there is a long hall way, with oak floor boards, leading to the main reception room with all of the other rooms off this spacious corridor.

The master bedroom on the right, has built in wardrobes and its own en-suite shower with WC and basin.

On the left there is the well appointed kitchen with limed oak fitted units and integrated appliances.

The second bedroom is well proportioned and has a built in wardrobe. The family bathroom has a contemporary white suite, with a shower over the bath. The third bedroom is also well proportioned. The apartment also benefits from having a large

boarded loft, perfect for storage, accessed by a drop down ladder.

At the end of the hallway you access the spacious and airy open plan reception room, with dual aspect windows and vaulted ceiling, which has currently been laid out to provide a sitting area, dining area and a study.

Outside the property benefits from an allocated parking space, with the addition of a single garage in an adjacent block.

The development is surrounded by communal gardens, interspersed with flower beds and shrubs, which are well maintained.

### Local Authority

Waverley Borough Council, Godalming

### Energy Performance

EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Guildford Lettings Office. Telephone: +44 (0) 1483 796 830.









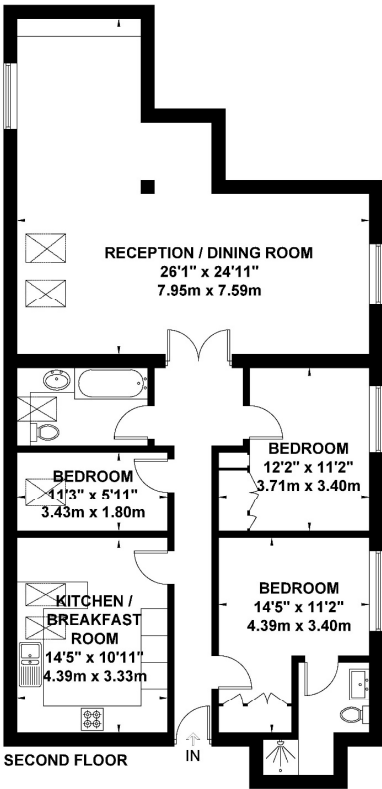
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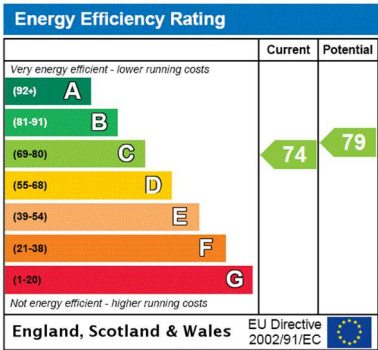
### Hambledon Park, Godalming

Approximate Gross Internal Area = 102.2 sq m / 1207 sq ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.



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