



Stunning period home with annexe set in 1/3 acre

Enton Hurst, Water Lane, Enton, Godalming, GU8 5AG

Freehold

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Detached four bedroom house • Three reception rooms
• Annexe/office fully refurbished this year • Ideal for commuters (Milford station 0.7 miles) • Perfect for country walks • Close to West Surrey Golf Club

Local information

The attractive hamlet of Enton enjoys an idyllic and tranquil rural location, lying in a designated Area of Great Landscape Value, surrounded by the Surrey Hills Area of Outstanding Natural Beauty.

There is an excellent range of local services at Milford, including convenience shops and Post Office, petrol station, butchers and farm shop. More comprehensive shopping is available at Godalming, while Guildford provides an extensive range of shopping, leisure and cultural amenities.

Communications are good, with the A3 providing a direct route to London or Portsmouth and via the M25 at Wisley to both Heathrow and Gatwick airports. There is a choice of mainline stations at Witley, 1.9 miles away, Milford and Godalming, all offering a frequent service into London, with journey times from around 50 minutes.

The area offers a wide choice of schools, including Witley Infant, Rodborough, King Edward's, Charterhouse, Prior's Field, Aldro, Cranleigh and St Catherine's. Recreational facilities in the area include sports and leisure centres at Guildford and Godalming, golf at several local clubs, including West Surrey Golf and Tennis Club, and a selection of local sports clubs. In addition, as the village is surrounded by the Surrey Hills, there is superb countryside for walking, cycling and riding.

About this property

Enton Hurst is an attractive tile hung detached family house located in a semi rural and convenient location.

On the ground floor, three reception rooms provide excellent family space with the garden room and sitting/dining area offering fantastic views over the gardens to the rear. The family kitchen overlooks the rear garden and leads into a utility room.

The first floor consists of four bedrooms including a wonderful principal bedroom with en suite shower room. There is also a family bathroom on this level.

Outside the gardens are a feature of the house being wide and private, mostly lawn and bordered by mature hedging. At the top of the garden there are views over a large paddock. The annexe was refurbished earlier this year with a shower room, kitchen and bedroom. Parking is provided on the front driveway and within the carport.

Tenure

Freehold

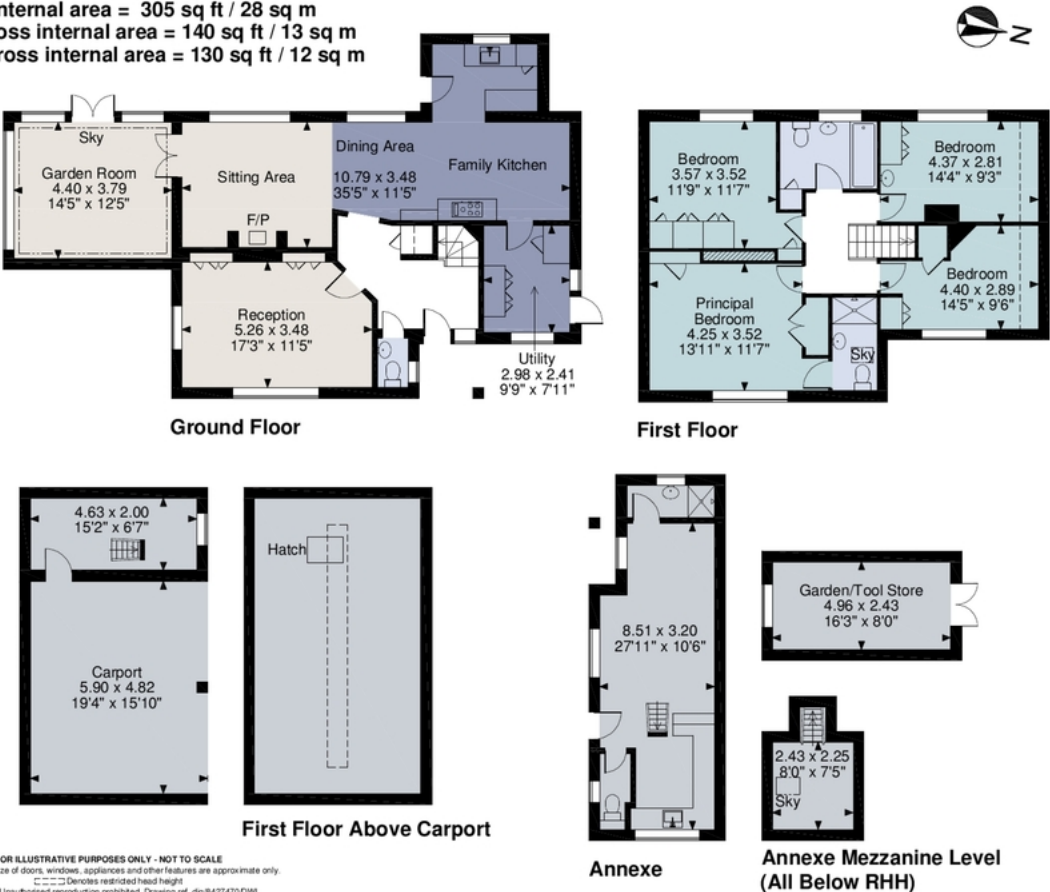
Viewing

Strictly by appointment with Savills





Enton Hurst, Water Lane Enton, Godalming, Surrey, GU8 5AG
Main House gross internal area = 1,794 sq ft / 167 sq m
Carport gross internal area = 313 sq ft / 29 sq m
Annexe gross internal area = 305 sq ft / 28 sq m
Carport Building gross internal area = 140 sq ft / 13 sq m
Garden/Tool Store gross internal area = 130 sq ft / 12 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	78
England, Scotland & Wales	EU Directive 2002/91/EC	

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