



Delightful character house with attached annexe

The Bothy, Northanger, Hascombe Road, Godalming, Surrey, GU8 4AA

Freehold



Hall • Kitchen • 3 reception rooms • 2 bedrooms and 3 bathrooms • 2 bedroom annexe with open plan dining and sitting room • Established gardens of circa 0.75 acre • Double garage and ample parking • Scope to improve

Local information

The Bothy occupies a most attractive and convenient location between Hascombe and Godalming, and is set well back from the road within the Surrey Hills Area of Outstanding Natural Beauty. Within two miles, Godalming benefits from a good range of shopping, including Waitrose, a selection of independent shops, restaurants and other amenities, including churches, schools and a leisure centre. A more extensive range of shopping, leisure and cultural amenities are available at the charming market town of Guildford. Sport and leisure centres are available in Godalming, Cranleigh and Guildford, whilst the surrounding countryside offers excellent walking (inc. the National Trust's Winkworth Arboretum within half a mile) as well as cycling and riding opportunities. The mainline station offers a fast and frequent service into London Waterloo with journey times averaging 43 minutes. There are a good selection of state and private schools in the area, including Charterhouse, Prior's Field, Aldro, St Hilary's, St Catherine's and Cranleigh.

About this property

'The Bothy' is an attractive period house set in mature gardens with an attached annexe known as 'The Little Bothy', situated in a convenient and popular location between Hascombe and Godalming. There is great scope to either join the houses or retain and improve the existing layout as two houses, subject to the

necessary planning permissions. The downstairs accommodation of the main house comprises fitted kitchen and three well-proportioned reception rooms including a dual-aspect dining room with vaulted ceiling, sitting room with a bay window, gas fireplace and vaulted ceiling as well as a versatile snug/study to the rear, all with wonderful south facing views over the gardens. To the first floor is a generous sized principal bedroom with a walk-in wardrobe, and en suite bathroom plus adjoining storage room in the eaves. The second bedroom on the ground floor has tall ceilings, fitted wardrobes, en suite bathroom and looks out on to a top lawn with specimen trees and shrubs. An attached two bedroom annexe, 'The Little Bothy', accessed via it's own front door, outlooks over the main gardens and enjoys its own private outdoor patio space to the rear. It is ideal for guests, for separate family accommodation or potentially to join to and extend the main house with the necessary planning permissions. The beautiful gardens are a particular feature of the property. Mainly laid to level lawn and planted with specimen trees, the garden is private and has been well tended over the years by the current owners. The driveway provides parking for several cars and access to the detached double garage. Although well presented throughout, The Bothy is now being offered to the market with an opportunity to further enhance and update.





The Bothy, Northanger, Hascombe Road, Godalming, Surrey, GU8 4AA

Gross internal area (approx) 2831 sq ft

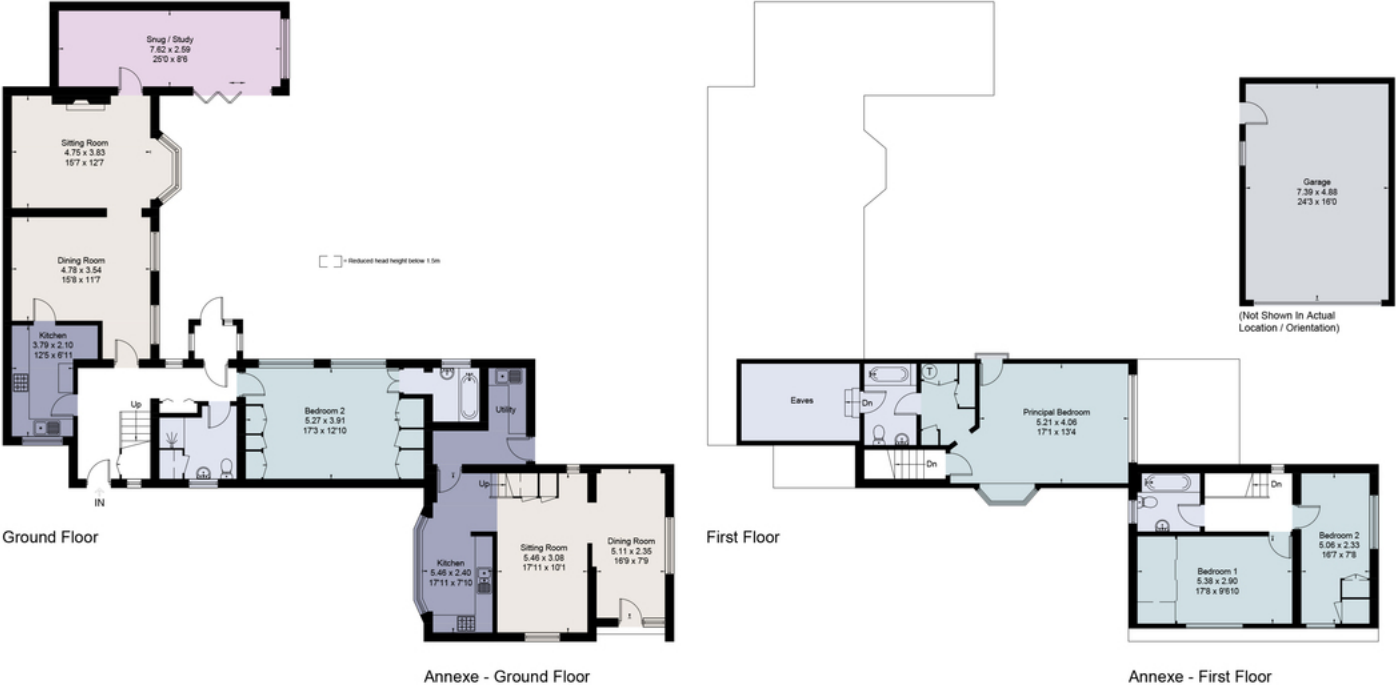
Outbuildings 388 sq ft

Total 3219 sq ft

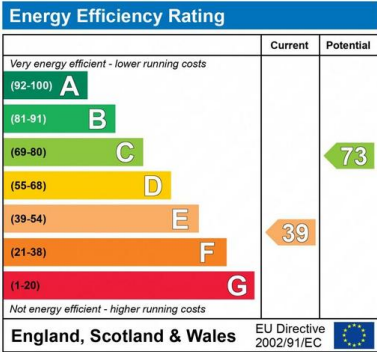
Savills Guildford
01483 796 800
guildford@savills.com



Approximate Area = 171.2 sq m / 1843 sq ft (Including Eaves)
Annexe = 91.8 sq m / 988 sq ft
Garage = 36.1 sq m / 388 sq ft
Total = 299.1 sq m / 3219 sq ft
Including Limited Use Area (4.8 sq m / 52 sq ft)
For identification only. Not to scale.
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 267562



Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02021132 Job ID: 147590 User initials: AD

