



# Immaculately presented period country cottage

**The Old Cottage, Hascombe Road, Godalming, Surrey, GU8 4AE**

Freehold





Located in a tranquil position • Beautifully designed kitchen/dining room • Conservatory • Two reception rooms • Principal bedroom with en suite • Three further bedrooms • Mature gardens • Garage and workshop

#### Local information

Lying in the locality of the prestigious village of Hascombe and in the heart of the Surrey Hills Area of Outstanding Natural Beauty, The Old Cottage enjoys a delightful setting surrounded by nature and woodland. Down a private track, off the main road, the property has a secluded and peaceful location with good links to the surrounding area.

The nearby town of Godalming is three miles away and has a very good choice of shopping, including a Waitrose, whilst a more extensive range of shopping, leisure and cultural facilities may be found six miles north at Guildford. Both have mainline stations offering a fast and frequent service to London Waterloo, with journey times from 43 and 35 minutes respectively.

There are many excellent schools in the area including Cranleigh, St Catherine's, Churcher's College, Charterhouse, Royal Grammar School and Guildford High School.

There are a number of golf and tennis clubs in the area, including The West Surrey, Milford and Chiddingfold. The National Trust's Winkworth Arboretum is on the doorstep, whilst the surrounding area offers unrivalled opportunities for walking and riding in some of the most beautiful countryside in Surrey. Bridleways and footpaths from

the door lead to miles of off-road walking and cycling with numerous country pubs within very easy reach.

#### About this property

The Old Cottage is a wonderful family home enjoying a secluded and private position on the outskirts of the village of Hascombe. Understood to date from 1850, the property was later extended in 2006 and has been extensively rebuilt and renovated to an exceptionally high standard by the current owners. The house has Cat5 cabling throughout with built-in speakers in many of the rooms.

The property has spacious and well laid out accommodation that offers flexibility in its use and is well suited for family life whilst retaining the character and charm of a period home. There are excellent entertaining spaces both inside the main house and in the glorious gardens.

On the ground floor, there is an impressive kitchen/dining room which leads into a fabulous conservatory. This space is very much the heart of the home, generous in size and filled with natural light from the bay windows and doors opening on to the gardens. Fitted with bespoke cabinetry, central island, granite worktops and range cooker, the kitchen is beautifully appointed and lends itself to entertaining guests. To the rear is a useful utility room with access outside and a cloakroom.



There are two reception rooms both of which enjoy a pleasant aspect of the gardens and original features.

To the first floor, bedroom accommodation is well planned with a superb principal bedroom with a generous en suite with bath and walk-in shower. Across the hall are three further double bedrooms serviced by the family bathroom.

Outside, the well-kept gardens are spectacular, extending to just under an acre, with a delightful terrace that wraps around the house. There is a large area of level lawn and well stocked planted borders providing an abundance of colour from spring through to autumn, framed by mature and specimen trees. To the rear of the garden is a potting shed and an area of woodland.

Accessed via wooden gates, there is plenty of parking on the graveled driveway as well as a timber framed double garage with a large adjoining workshop and store with a loft room above.

**Tenure**  
Freehold

**Local Authority**  
Waverley Borough Council

**Viewing**  
Strictly by appointment with Savills





**The Old Cottage, Hascombe Road, Godalming, Surrey, GU8 4AE**

**Gross internal area (approx)** 2326 sq ft

**Outbuildings** 743 sq ft

**Total** 3071 sq ft

**Savills Guildford**

01483 796 800

guildford@savills.com



savills

savills.co.uk

Approximate Floor Area = 2328 sq ft / 216.3 sq m

Garage = 743 sq ft / 69.1 sq m

Total = 3071 sq ft / 285.4 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			70
(55-68) <b>D</b>			
(39-54) <b>E</b>		40	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Drawn for illustration and identification purposes only by fourwalls-group.com 297630

**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. 22024082 Job ID: 158786 User initials: AD

