



# 5 Nutbourne Cottages

Roundals Lane, Hambledon, Godalming, Surrey



BNP PARIBAS GROUP



## A handsome and beautifully presented six bedroom detached family home, located in a beautiful rural setting

An attractive, generously-proportioned double-fronted property featuring elegant décor throughout together with quality fixtures and fittings including a bespoke kitchen. It is in a desirable no through lane on the fringes of a sought-after Surrey village, near to local and town centre amenities, the road network and station.



**3 RECEPTION ROOMS**



**6 BEDROOMS**



**3 BATHROOMS**



**GARAGES**



**0.7 ACRES**



**FREEHOLD**



**RURAL**



**2,975 SQ FT**



**GUIDE PRICE  
£1,675,000**



### The property

5 Nutbourne Cottages, once two cottages and now combined into a handsome, double-fronted detached family home, offering almost 3,000 sq ft of light-filled, flexible accommodation arranged over two floors. Configured to provide a practical and cohesive living and entertaining environment, maximising the stunning views over the garden, the property provides quality fixtures and fittings including contemporary and elegant décor and generously-proportioned rooms throughout. The ground floor accommodation flows from a welcoming reception hall with useful storage and feature tiled flooring. It comprises a dual aspect sitting room with exposed wooden flooring and a feature fireplace with woodburning stove, flanked on each side by bespoke storage and shelving. Double doors give access to a 28ft open plan kitchen, dining and sitting room with tiled flooring throughout. The kitchen provides a range of bespoke wall and base units, a large central island with breakfast bar, complementary worktops and splashbacks, a Belfast sink and modern integrated appliances including a wine chiller.

The remaining space has sitting and dining areas, a large sky lantern and bi-fold doors to the rear terrace flooding the whole area with natural light. The ground floor accommodation is completed by a neighbouring fitted utility and cloak room with a woodburning stove, bespoke storage, an en suite shower room and doors to the garden and to an inter-connecting parquet floored study with bespoke built-in storage and patio doors to the rear terrace.

Two staircases rise from the reception hall to the first floor. It provides a dual aspect principal bedroom with fitted storage and an en suite shower room with twin sinks, five further bedrooms and a family bathroom with bath and separate shower enclosure.











## Outside

Screened by mature shrubs, the property is approached through two sets of double wooden gates over a gravelled forecourt providing private parking and giving access to detached single and tandem garages and to an open-sided bike shed. The generous, well-maintained garden to the rear is laid mainly to lawn bordered by well-stocked flower and shrub beds. It features numerous seating areas, a greenhouse and a large paved terrace incorporating a pergola-covered outdoor kitchen, the whole screened by mature trees and ideal for entertaining and al fresco dining.

## Location

Located in the Surrey Hills National Landscape, surrounded by beautiful, open countryside, Hambledon has a village store, Post Office, church, pub and cricket green. Nearby Chiddingfold has churches, two village stores, a Post Office, butcher, chemist, GP surgery, tea shop, pubs, a golf club and recreation ground with two public tennis courts, playing fields and children's playground. Godalming is a Saxon town with a wide variety of pubs and restaurants and an excellent range of shops including Waitrose and Sainsbury's supermarkets.

Comprehensive amenities are also available in Haslemere and Guildford. Transportation links are excellent: Witley station (2.3 miles) offers direct services to London Waterloo in less than an hour and the A3 gives access to the south coast and links to the M25 network, Heathrow and Gatwick and central London.

## Distances

- Chiddingfold 3.1 miles
- Godalming 4.9 miles
- Haslemere 7.2 miles
- Guildford 12.4 miles

## Nearby Stations

- Witley 2.1 miles

## Key Locations

- Witley Common
- Loseley Park
- Watts Gallery
- Blackdown
- Guildford Castle
- Frensham Ponds
- Silent Pool

## Nearby Schools

- Barrow Hills
- Aldro
- St. Hilary's
- Charterhouse
- Prior's Field
- Godalming Sixth Form College
- Cranleigh
- St. Catherine's, Bramley



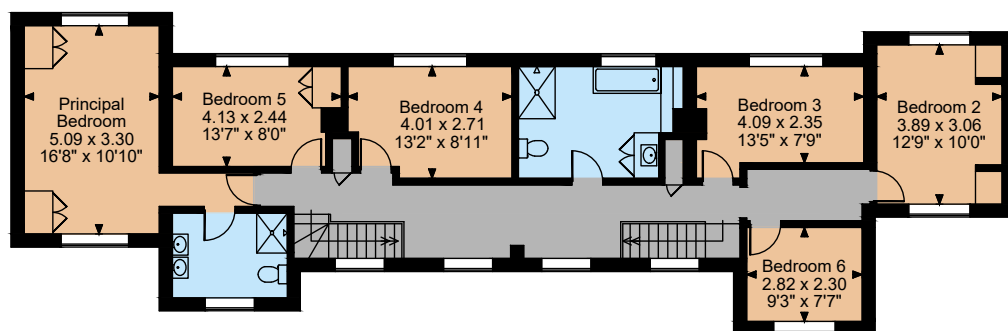
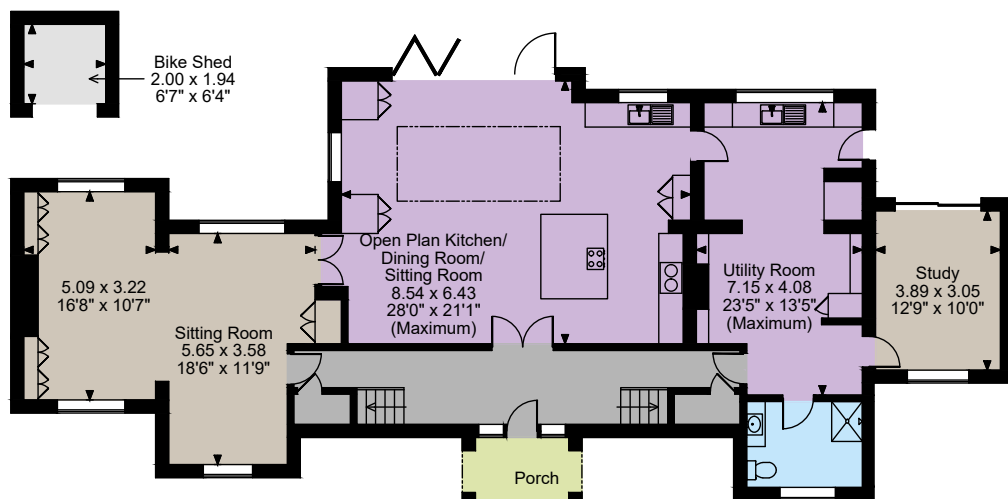






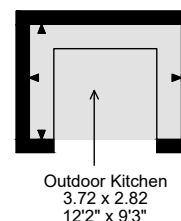
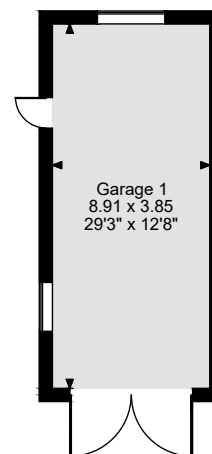
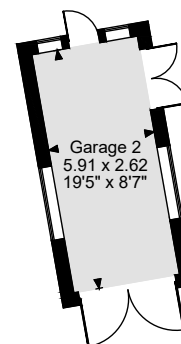
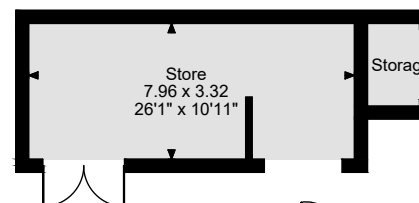
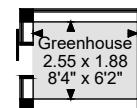
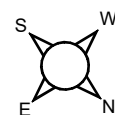






The position & size of doors, windows, appliances and other features are approximate only.

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## Floorplans

Main House internal area 2,975 sq ft (276 sq m)

Garages internal area 536 sq ft (50 sq m)

Outbuildings internal area 526 sq ft (49 sq m)

Total internal area 4,037 sq ft (375 sq m)

For identification purposes only.

## Directions

GU8 4EA

From Haslemere office head north-east following the A286 through Grayswood to Brook and turning right onto Brook Road. In 1.4 miles, turn right onto Petworth Road (A283) and in a further 0.6 miles, take the left onto Lane End. Turn right onto Vann Lane and then a slight right onto Roundals Lane and proceed to the end of the road where the property will be found on the right hand side.

what3words: ///whisk.sleep.ripe

## General

Local Authority: Waverley Borough Council

Services: Mains water and electricity. Private drainage shared between 11 cottages, £50 per quarter service charge towards up keep. Oil fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: D

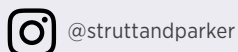
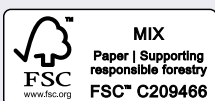
## Haslemere

6 Charter Walk, Haslemere, Surrey GU27 2AD

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