



ESTATE AGENTS



2 Comice Cottage, Wormley Lane, Hambledon, Godalming,
Surrey, GU8 5TS

Asking Price £739,000

2 Comice Cottage, Wormley Lane, Hambledon, Godalming, Surrey, GU8 5TS

A beautifully finished and well proportioned detached newly built home in a lovely rural setting.

Entering through the front door the spacious hallway gives access to all of the downstairs rooms as well as stairs to the first floor. To the right is a very good size downstairs cloakroom with WC and wash hand basin. There are also two very good storage cupboards in the hallway.

To the left, there is a large and very well equipped kitchen by renowned supplier Schuller, with ample space for a large dining table. Appliances are integrated and include double eye level oven, hob with extractor fan, dishwasher, fridge and freezer as well as a washer dryer. The quartz worktops complement the finish extremely well.

The property is centrally heated with a gas combi boiler and benefits from an "A" rated EPC which along with the mechanical ventilation and heat recovery system makes the home an extremely efficient one to run.

To the rear is the living room at just under 17ft in length with doors directly onto the patio and into the garden. There is a properly built chimney which will give new owners a choice to either open it up as a working fire or fit a log burner, as well as the choice of leaving it as the decorative feature it is now. Also to the rear of the property is the study or what could be used as the third bedroom.

Upstairs there are two fabulous double bedrooms, the main bedroom with lovely views over fields, there is ample space for freestanding wardrobes or adaptation of the alcoves left by the developers to give freedom of choice to the new owners. There is also a spacious bathroom, again beautifully finished with WC, wash hand basin, walk-in shower cubicle and separate full size bath with shower mixer taps.

Outside, the front garden is landscaped prettily and to the side is the driveway with parking for 2 cars, there is a long detached garage with lighting and power as well as an EV charging point by the garage door. The rear garden is a great size and is predominantly south facing and fully enclosed with side access gate.

Council Tax Band F

- Detached
- New Build Chalet Style Home
- Two / Three Bedrooms
- Beautiful Bathroom
- Large Schuller Kitchen
- Downstairs Cloakroom
- Large Living Room
- Good Enclosed Garden
- Detached Garage with Power
- EV Charging and Solar Panels



Floorplan



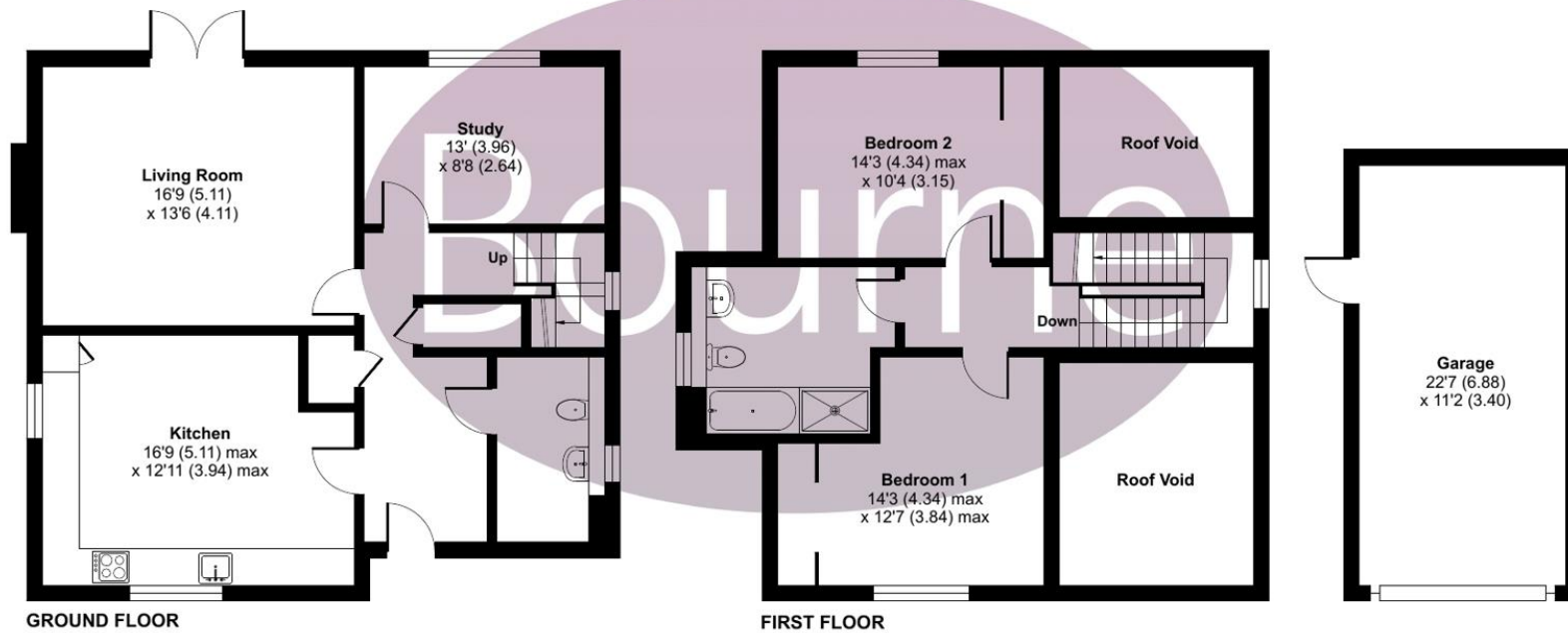
Wormley Lane, Wormley, Godalming, GU8

Approximate Area = 1331 sq ft / 123.6 sq m (excludes voids)

Garage = 253 sq ft / 23.5 sq m

Total = 1584 sq ft / 147.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Bourne Estate Agents. REF: 1106295

Location

Hambledon is a rural village in the Waverley borough of Surrey, situated just under 5 miles from Godalming. It is dominated by fields and woodland, Witley railway station is just 0.8 miles away and has a direct link to London Waterloo in just 58 minutes.



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

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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