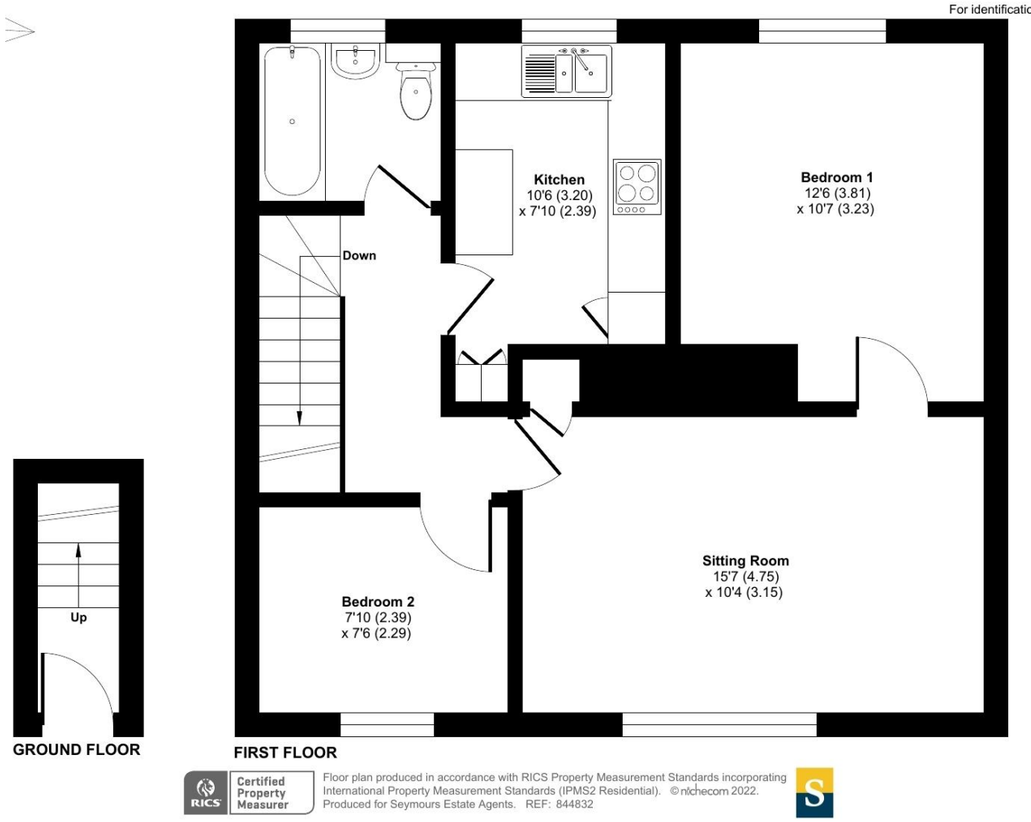
# Seymours

## Cherryhurst, Wormley Lane, Hambledon, Godalming

Approximate Area = 589 sq ft / 55 sq m

For identification only - Not to scale




Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Seymours Estate Agents. REF: 844832

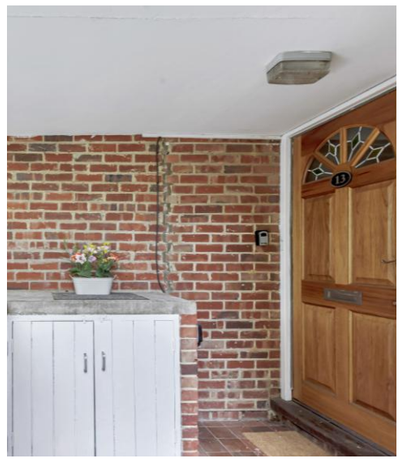


## 13 Cherryhurst, Hambledon, GU8 4HA

£215,000 Leasehold

Chain free and ready to move straight into, this stylish modern first floor maisonette is equally ideal for first time buyers, downsizers or buy to let investors. In a great Hambledon location that's within a mile from Witley mainline station and just a stroll to local village shops, its spacious interior looks out onto a wealth of greenery and has its own private street entrance. A large sitting/dining room with soft carpeting and picture rails is filled with light, a fully fitted kitchen has integrated appliances, and two generous bedrooms share a modern family bathroom.





| Bedrooms | Bathrooms | EPC Rating | Sq Ft | Station | Council Tax | Service Charge | Ground Rent |
|---|---|---|---|---|---|---|---|
| 2 | 1 | D | 589 | 0.75 miles | Band B | Advised £139.34 PA | Advised £40 PA |

**Lease Length** – Advised 85 years remaining. (Published 2026).
*The seller is currently exploring lease extension options with the freeholder and further details are available on request*
**Services** - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.
**Rental Potential** - Following advice from our Letting Department we understand the property could potentially rent out for £1250 PCM.
**Fixtures & Fittings** - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.
**Viewing** - Strictly by appointment through Seymours Estate Agents, 116 - 118 High Street, Godalming, Surrey, GU7 1DJ.

# Seymours

## Your property partner for life

Sitting back from the grass verges of Wormley Lane directly opposite the greenery of open fields, this excellent chain free maisonette is ready for you to simply move in, unpack and start the next chapter of your life. Filled with light and looking out onto the surrounding treetops, its considered layout is cohesively styled and offers ample versatility for new families or anyone longing for a spare guest room or dedicated home office.

A private covered street entrance with handy external storage creates an inviting first impression, while inside the cool white walls and soft grey carpeting of the staircase and hallway flow throughout the majority of the maisonette creating a great blank canvas. Notably sized with ample room for plenty of seating and a dining area, the stylish sitting room is ideal for both relaxing and spending time with friends. Picture rails wrap-around the considerable dimensions lending a touch of charm and character, while the trees outside supply a naturally attractive backdrop.

Across the hallway the views continue in a modern kitchen fully fitted with gloss white cabinets, contemporary grey countertops and a breakfast bar that's ideal for a morning coffee. The wrap-around design houses integrated and freestanding appliances and metro tiled splashbacks add a classic finishing touch.

A statutory lease extension may be available under the Leasehold Reform, Housing and Urban Development Act 1993, enabling a qualifying leaseholder to add 90 years to the existing lease term with ground rent reduced to a peppercorn.



Equally impressive, two bedrooms add to the feeling of space. Accessed via the sitting room, a fantastic main bedroom has a supremely calm and soothing feel while a large guest bedroom easily accommodates a double bed and could be a great home office or nursery if needed. Together they share a modern family bathroom that has a full sized bath with folding screen.

Cherryhurst is situated in the highly regarded village of Hambledon, one of Surrey's most picturesque and desirable rural locations. Surrounded by beautiful countryside and an extensive network of walking, cycling and bridle paths, the village offers a traditional community atmosphere with a popular village shop, church and public house. Nearby Godalming provides a comprehensive range of shopping, leisure and dining facilities, together with a mainline station offering regular services to London Waterloo, whilst the A3 provides convenient road links to London, Guildford and the South Coast.









