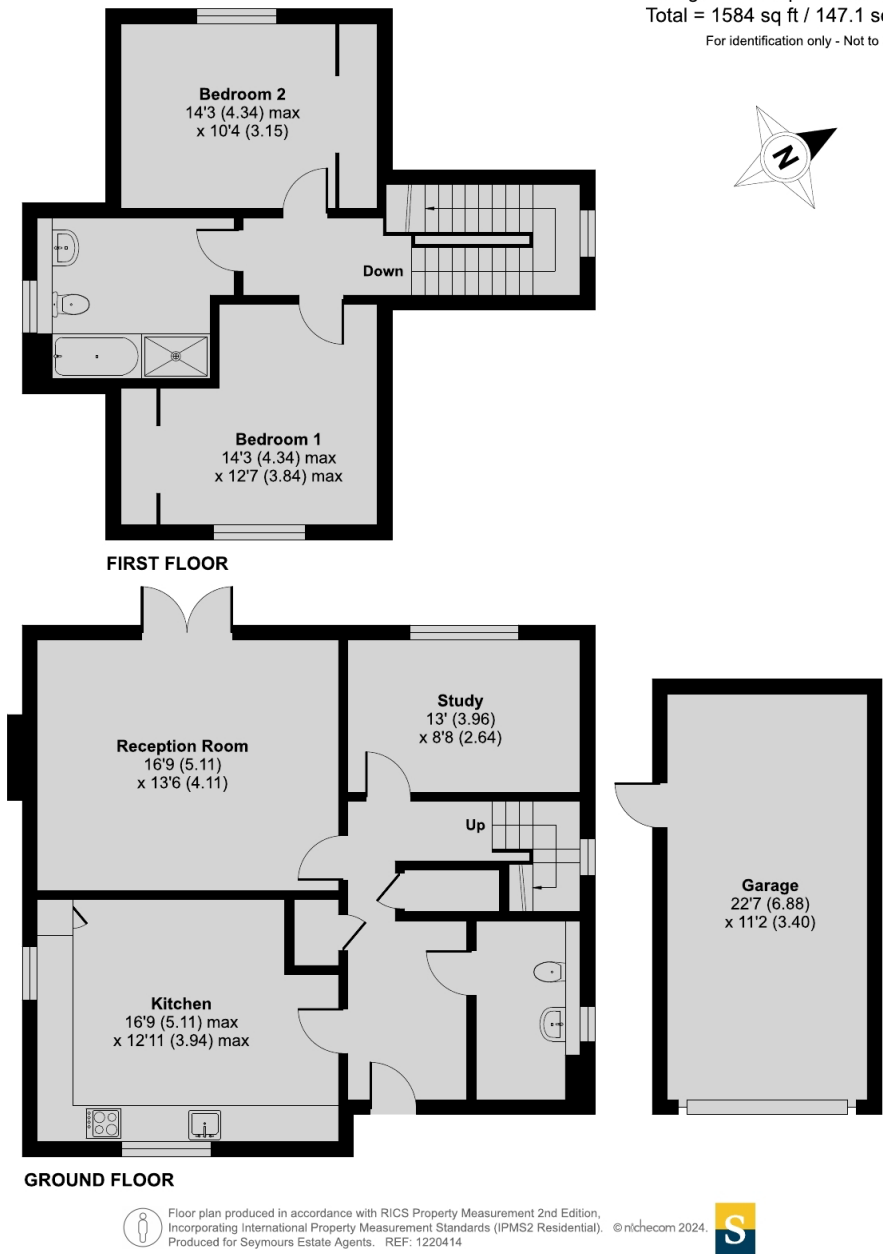


Wormley Lane, Hambledon, GU8

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



2 Comice Cottages, Wormley Lane, GU8 5TS

£625,000 Freehold

Brand new, utterly impeccable and ready to move into. Exemplary detached chalet bungalow with large enclosed gardens, garage, driveway and EV charging point. Outstanding layout features a wonderful living room with French doors to the patio and feature fireplace, as well as a spacious kitchen/dining room, and a ground floor third bedroom that could easily be a fantastic home office/study. First class detailing, highly energy efficient and benefiting from solar photovoltaic panels and a MVHR system.



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	2	A	1331	0.5 miles	Band F	Advised £772 pa	Advised None

Service Charge Note – Reviewed every year and covers grounds maintenance and sinking fund.

Services - The property has mains water, electricity, gas fired central heating to radiators and drainage to treatment plant.

Rental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £2000 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



Set within the peace and exclusivity of a small select development of just eight other properties that sits nestled between the natural beauty of woodland trees and rejuvenated paddocks, this detached chalet bungalow offers a tranquil retreat whilst being within easy reach of village shops, commuter routes and schools.

Brand new and designed by English Rural Homes, this is a property that offers the ease of being ready for you to simply move in and unpack.

Behind an elegantly planted frontage a canopied doorway gives shelter from rainy days and entices you into a beautifully presented hallway where solid oak panelled doors open around you onto a succession of admirably sized and presented rooms. Sitting peacefully to the rear a wonderful living room instantly prompts a calm and relaxing feel with natural light reflecting off walls painted in tasteful White Glove hues. Grey carpeting adds a classic contrast and whilst a solid oak floating mantel above the fireplace provides a traditional focal point, French doors make it irresistibly easy to step out onto an enviably secluded patio.

Equally suited for those who love to entertain and day to day life, a spacious kitchen/dining room is simply superb. Sand Grey Schuller cabinets topped with Blanco Carrera quartz wrap-around you housing an array of integrated Bosch appliances that offer every convenience. An under-mounted stainless steel sink lends a clean clutter-free streamlined feel, a jet black extractor adds a deluxe finishing touch and the vast porcelain tiled floor easily accommodates a large central dining area with ample room to spare. Across the hallway a ground floor bedroom generates plenty of flexibility for overnight guests and anyone working or running a business from home. A contemporary cloakroom completes the ground floor.

With natural light filtering down from above, a painted timber staircase gracefully turns its way up to the first floor where the cohesive design themes flow from the central hallway into each of the two double bedrooms. High sloping ceilings subtly prompt a cherished sense of height and space in both and their excellent proportions benefit from plenty of storage within fitted wardrobes. Together they share a luxurious family bathroom arranged in a refined tile setting and finished with high specification Grohe fittings. A walk-in waterfall shower sits alongside a full sized bath with a handheld Milan thermostatic shower and a sleek basin/WC console is styled with richly toned cabinets.

It's good to note that this brand new home comes complete with a 10 year New Build Warranty, high performance double glazed windows, highly energy efficient detailing such as thermostatically controlled gas central heating, an A-rated boiler, low energy lighting, reduced water wastage and high specification insulation that minimises heat loss in the winter months and a MVHR system. BT Broadband is available and the living room and main bedroom are pre-wired and fitted for TV/satellite points.



When you step out from the French doors of the living room, you'll find a prodigious rear garden where majestically tall woodland trees lend an idyllic rural backdrop. Framed by high fencing, the extensive lawn produces plenty of opportunity for you to recline in style or for children to play while a paved patio is for al fresco drinks and dining with family and friends.

To the front of the property low level shrubs fill flowerbeds bordering further lawns. A paved path stretches down to the canopied doorway and continues around to the side where a private brick paved driveway combines with a detached garage to give off-road parking. An EV charging point makes life that little bit easier and photovoltaic solar panels on the roof along with a MVHR system enhance the energy efficiency of this home further still.

