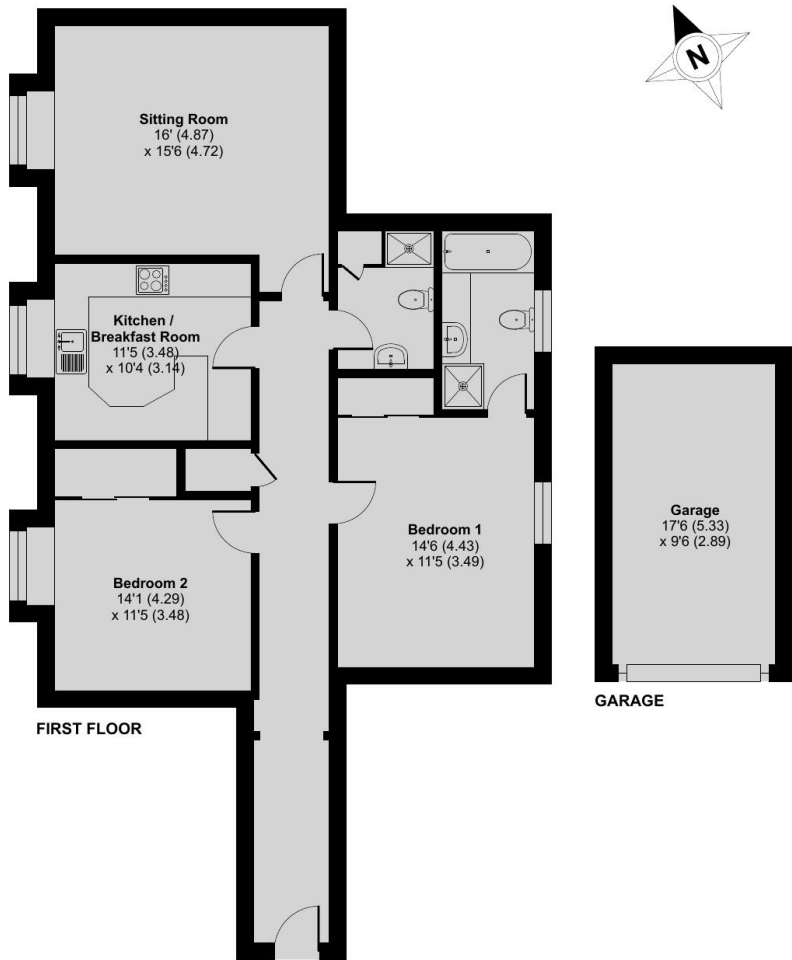


Hambledon Park, Hambledon, Godalming, GU8

Approximate Area = 1008 sq ft / 93.6 sq m
Garage = 166 sq ft / 15.4 sq m
Total = 1174 sq ft / 109 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Seymours Estate Agents. REF: 1479965

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	2	B	1174	0.63 miles	Band F	Advised £4000pa	NA

Lease Length – 95 years remaining (Published June 2026)

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

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.



11 The Evergreens, Hambledon Park, Hambledon, GU8 4EP

£325,000 Share of Freehold

Spacious and well-presented first-floor apartment occupying a peaceful position within the exclusive gated Hambledon Park development. Offering a generous principal bedroom with en-suite, a versatile second double bedroom currently arranged as a dining room, two bath/shower rooms, a bright sitting room and garage, all set within beautifully maintained communal grounds in the heart of the Surrey Hills.



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Occupying a highly desirable position within the prestigious gated Hambledon Park development, this spacious first floor apartment enjoys a wonderfully peaceful setting surrounded by mature communal grounds and woodland scenery. Offering approximately 1,174 sq ft including the garage, the property provides well-balanced accommodation with generous room proportions throughout.

A secure communal entrance leads into the building, whilst the apartment itself opens into a welcoming and notably spacious central hallway which provides access to all principal rooms and benefits from an entry phone system.

Positioned to the rear of the property is an impressive sitting room measuring over 240 sq ft. A large rear-facing window frames attractive views across the mature communal gardens, filling the room with natural light and creating an inviting space for both everyday living and entertaining.

Complementing the reception accommodation is a separate dining room overlooking the attractive communal grounds. Offering excellent versatility, the room is currently utilised as a formal dining space but, as shown on the floorplan, could equally serve as a generous second double bedroom to suit a purchaser's individual requirements. The room also benefits from built-in storage, enhancing its practicality in either role.

The kitchen/breakfast room is fitted with an extensive range of timber-fronted units complemented by tiled work surfaces and matching splashbacks. A breakfast bar provides casual dining space, whilst integrated appliances and excellent storage make the room both practical and functional. A large window overlooks the surrounding greenery, creating a pleasant outlook while preparing meals.

The principal bedroom is a particularly generous double room with fitted wardrobes and ample space for additional furniture. Served by a spacious en-suite bathroom, the suite incorporates both a separate shower enclosure and bath, together with a vanity unit and useful storage.

In addition, a separate shower room and WC, accessed from the hallway, provides excellent convenience for visiting guests and supports the flexibility of the accommodation, particularly should the dining room be reinstated as a second bedroom.



Outside, Hambledon Park is approached via impressive electronically operated gates opening onto a long private driveway flanked by mature trees and established planting, creating an immediate sense of arrival. The beautifully maintained communal grounds provide an attractive backdrop throughout the seasons, whilst residents benefit from ample visitor parking.

The property further benefits from a detached garage situated close to the apartment, providing secure parking or additional storage.

Hambledon Park occupies an enviable position on the edge of the sought-after village of Hambledon, surrounded by some of Surrey's most beautiful countryside within the Surrey Hills National Landscape. The village is renowned for its thriving community, highly regarded village shop, public house, cricket green and historic church. Nearby Godalming provides a comprehensive range of shopping, dining and leisure facilities, whilst the closest railway station is at Witley, approximately 0.63 miles away, offering regular services to London Waterloo. The surrounding area offers exceptional walking, cycling and equestrian opportunities, making this an ideal location for those seeking a peaceful lifestyle whilst remaining conveniently connected.

