



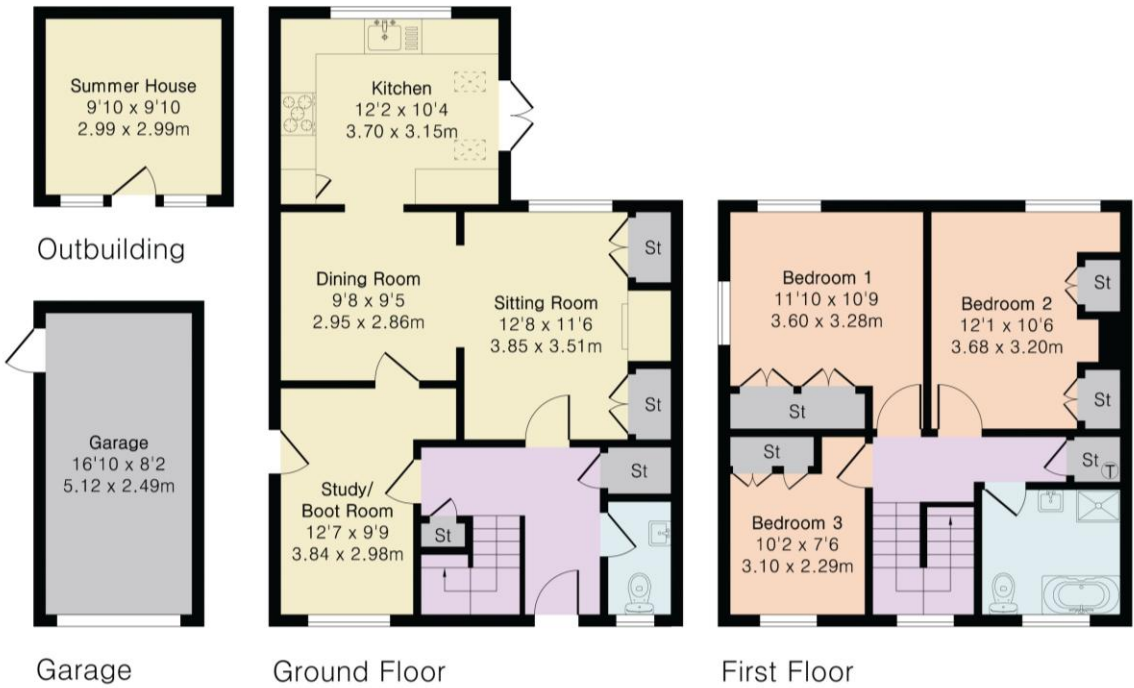
1 Mill Pond Cottages, The Street, Hascombe, GU8 4JJ

£625,000 Freehold

A beautifully presented three-bedroom village home offering approximately 1,104 sq ft of stylish accommodation, with a superb extended kitchen, characterful open-plan living/dining space, versatile study/boot room, newly fitted bathroom and thoughtfully landscaped garden, together with a garage and summer house, all set in the heart of sought-after Hascombe.



Approximate Gross Internal Area 1104 sq ft - 102 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 617 sq ft – 57 sq m
First Floor Area 487 sq ft – 45 sq m
Garage Area 137 sq ft – 13 sq m
Outbuilding Area 96 sq ft – 9 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	1	D	1104	3.2 miles	Band E	NA	NA

Services - The property has mains water, electricity, oil 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 £2500 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.



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Set within the picturesque Surrey Hills village of Hascombe, Mill Pond Cottages is an attractive and beautifully presented three-bedroom home that combines a wealth of character with stylish contemporary additions. Offering approximately 1,104 sq ft of accommodation, the property has been thoughtfully improved by the current owners, with particular highlights including a new extension with underfloor heating, landscaped garden and new bathroom, stripped wooden doors and carefully chosen finishes give the interior a welcoming and individual feel.

Stepping into the entrance hall, the staircase rises to the first floor, while rich-toned solid wood flooring continues through much of the ground floor, creating an attractive sense of continuity between the principal rooms. A useful cloakroom with WC is conveniently positioned off the hall. To the front is a particularly versatile study/boot room, generously proportioned with useful space for coats and shoes and equally well suited as a home office, snug or occasional reception room. A glazed stable-style door provides direct access outside, making this an especially practical everyday entrance.

The main living accommodation has a wonderfully relaxed and sociable feel. The sitting room is a comfortable and characterful space centred around a wood-burning stove with a substantial oak mantel, while bespoke-style cupboards sit neatly within the chimney breast recesses. A wide opening connects naturally with the adjoining dining room, creating an excellent arrangement for both family life and entertaining. The dining area has ample space for a good-sized table and seating, while remaining clearly defined from the sitting room.

Beyond, the extended kitchen forms a superb contemporary addition to the house. A vaulted ceiling and rooflight enhance the feeling of space, while windows overlook the garden and wide doors open directly onto the terrace, creating an easy connection between the house and outside. Dark Shaker-style cabinetry is complemented by pale work surfaces, metro-tiled splashbacks, copper-toned handles and a deep ceramic Butler sink, while striking Laura Ashley patterned floor tiles, complete with underfloor heating, provide a particularly attractive and practical finishing touch.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms, with attractive engineered wood flooring continuing throughout much of the first floor. Bedrooms one and two are both generous doubles, with bedroom one benefitting from a substantial run of fitted wardrobes and bedroom two also offering useful built-in storage. The third bedroom is a comfortable and versatile room in its own right, currently arranged to incorporate a workspace and benefitting from further fitted storage.

The newly fitted family bathroom has been finished in a stylish yet timeless manner, with a panelled bath and separate glazed shower enclosure, traditional-style sanitaryware and sage green metro tiling. Patterned flooring adds further character and complements the overall finish particularly well.



Outside, the garden has been thoughtfully landscaped to provide an attractive extension of the living space, with established planting creating a leafy setting and a paved terrace immediately outside the kitchen providing an ideal spot for outdoor dining and entertaining. A detached summer house of approximately 96 sq ft offers valuable additional space and excellent potential for use as a home office, studio, hobby room or garden retreat. The property additionally benefits from a garage, measuring approximately 16'10 x 8'2 and providing useful off-road parking or valuable additional storage.

Hascombe is one of the area's most appealing villages, surrounded by the beautiful countryside of the Surrey Hills and offering an excellent setting for walking, cycling and enjoying village life. The village itself has a recreation ground, cricket pitch and village hall, together with the impressive St Peter's Church. The popular White Horse is situated on The Street and forms a focal point of the village, while the Greensand Way passes through the area. For a wider range of everyday shopping, schooling and leisure facilities, Godalming is approximately three miles away, with Cranleigh and Guildford also readily accessible. Godalming and Milford provide mainline railway stations with services towards London Waterloo, while the number 42 bus provides a daytime connection between Cranleigh, Godalming and Guildford via Hascombe.

