OLD RECTORY COTTAGE

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GODALMING ROAD, SURREY, GU8 4BQ

A beautifully presented and spacious character cottage with versatile accommodation, a self-contained annexe and generous gardens, set in an idyllic semi-rural position in the heart of Hascombe.

- Contemporary kitchen with separate utility room
- Open dining and living area, ideal for entertaining
- Comfortable family room/snug for relaxed living
- Principal bedroom with modern en-suite bathroom
- Ground floor bedroom with en-suite or flexible additional sitting room
- Two further well-proportioned bedrooms and generous family bathroom
- Beautifully maintained front and rear gardens
- Off-road parking for multiple vehicles
- Separate self-contained annexe, ideal for guests or multi-generational living
- Set on an approximately 0.5-acre plot

Godalming (London Waterloo from 39 min) 4.3 miles, Cranleigh 5 miles, Guildford (London Waterloo from 32 min) 7.5 miles, A3 Milford 5.5 miles, Farncombe Station (London Waterloo from 40 min) 4.8 miles, Central London 41.5 miles.
All distances approximate.

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THE PROPERTY

Old Rectory Cottage is an attached period cottage dating back to circa 1745, set against the stunning backdrop of the Surrey Hills and wonderfully positioned in the heart of Hascombe village.

Beautifully restored and thoughtfully reimagined, this characterful home effortlessly marries heritage charm with refined contemporary style. Exposed beams, original brickwork and carefully preserved architectural details sit alongside elegant finishes and an abundance of natural light.

At its heart lies a spectacular kitchen/dining/living area — an exceptional, sociable space designed for modern country living. Bathed in sunlight from multiple aspects, it features Shaker-style cabinetry, quality worktops, a Rangemaster cooker and a striking picture window framing garden views. Further ground floor accommodation includes a versatile sitting room or guest suite with en-suite shower room and French doors opening onto the terrace, seamlessly connecting indoors and out. A cosy snug/playroom, utility/boot room and cloakroom complete the downstairs and offer flexibility for families, entertaining or home working. Upstairs, a magnificent principal bedroom provides a calm retreat, complete with an indulgent en-suite and walk-in waterfall shower. Two further generous double bedrooms are served by a beautifully appointed family bathroom with freestanding bath and dual basins.

Outside, the cottage sits within a private wrap-around plot of approximately 0.5 acres which benefit from morning, afternoon and evening sun between them. Mature hedging, expansive lawns and landscaped terraces create a private and idyllic setting for outdoor dining and relaxation. A large gravel driveway provides ample off-road parking. A separate self-contained annexe, featuring an excellent open-plan kitchen/living space and shower room, offers superb ancillary accommodation for guests, multigenerational living or potential home office use.

THE LOCATION

Old Rectory Cottage occupies a lovely position in the heart of the village of Hascombe with its church, duck pond and the refurbished “The White Horse” public house and restaurant. The village lies in a designated Area of Outstanding Natural Beauty with many miles of public footpaths and bridleways for the walking or riding enthusiast, whilst the renowned Winkworth Arboretum, owned by the National Trust, is close by. The attractive old market town of Godalming has a good choice of shopping, including Waitrose, Sainsbury’s and an array of small independent shops and services.

For more comprehensive needs the county town of Guildford, with its famous cobbled High Street, offers excellent shopping with covered shopping precincts and many leading stores, restaurants and recreational facilities. The modern Spectrum Leisure Centre and Surrey Sports Park cater for numerous sports, whilst the Odeon 10 screen cinema, G-live, Yvonne Arnaud and Electric Theatres provide great entertainment. Recreational facilities nearby include golf and tennis at West Surrey and Bramley. A first-class selection of state and private schools including Busbridge, Charterhouse, Prior’s Field, St. Hilary’s, and Aldro are all within easy reach, along with Barrow Hills and King Edwards in Witley, St. Catherine’s at Bramley and Cranleigh School.

Communications are excellent with easy access to the A3 which connects to the M25 at Wisley (Junction 10) making central London, Heathrow and Gatwick airports (45 mins) quickly accessible. Fast rail connections for the commuter to London Waterloo are quickly accessed from Milford, Godalming, Farncombe and Guildford Mainline Stations.

INFORMATION

SERVICES

Oil fired central heating, mains water, drainage and electricity.

FIXTURES & FITTINGS

Fixtures and fittings are available by negotiation.

TENURE

Freehold

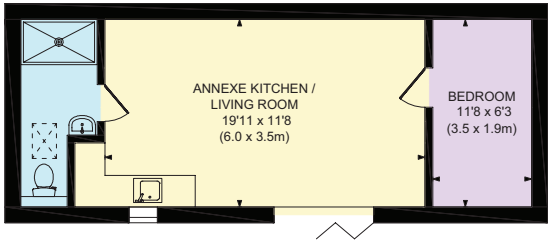
LOCAL AUTHORITY

Waverley Borough Council
}Tel: 01483 523333

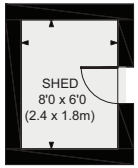
DIRECTIONS

What3Words: spearhead.guarded.waltzes

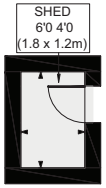
Approximate Gross Internal Area
Ground Floor 1,087 sq. ft / 100.93 sq. m
First Floor 886 sq. ft / 82.27 sq. m
Annexe 368 sq. ft / 34.10 sq. m
Shed 72 sq. ft / 6.60 sq. m
Total 2,413 sq. ft / 223.90 sq. m



Annexe

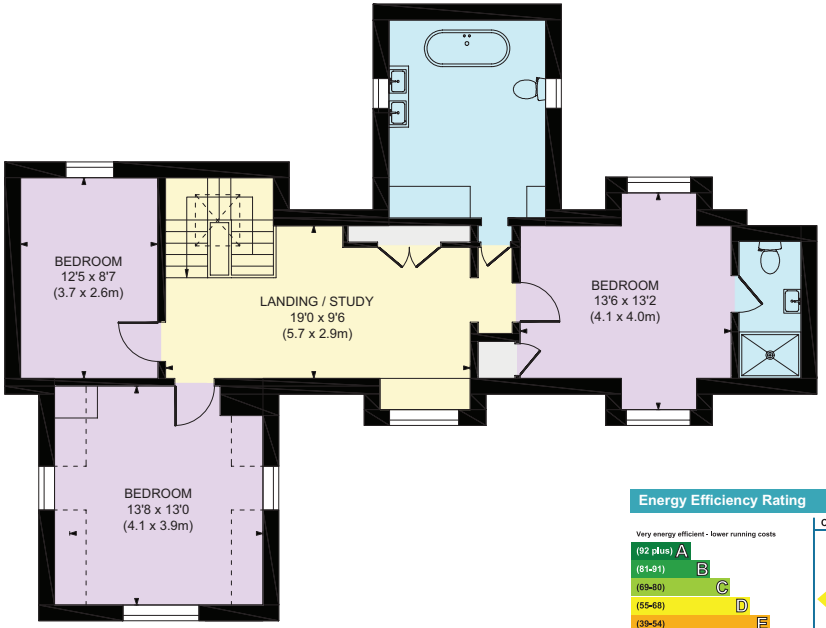


Shed

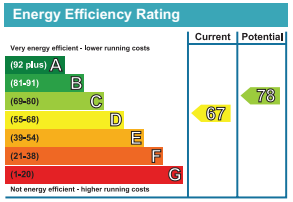


Shed

Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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