



The Cottage Unsted Park

Munstead Heath Road Godalming Surrey GU7 1UW

Guide Price: £735,000 Freehold





- Gabled Entrance Vestibule
- Entrance Hall
- Bay Fronted Sitting Room With Woodburner
- Dining Room
- Fitted Kitchen/Breakfast Room
- Two Double Bedrooms
- Two Bathrooms
- Gas Central Heating
- Driveway & Double Garage
- Attractive Gardens



A fabulous two bedroom 18th Century Grade II listed cottage of immense charm and character occupying a wonderful semi rural location set in the grounds of Unsted Park School, only 1.5 miles from Bramley village and within easy reach of Godalming with its excellent shops, restaurants, leisure and recreational facilities, as well as popular schools and main line station. The property has been very well designed and provides well proportioned accommodation that includes two reception rooms, a kitchen/breakfast room, two double bedrooms and two bathrooms. Outside there are attractive gardens set to the front and side, a large summerhouse and double garage.







Main Line Station – 3 miles (Waterloo approx. 50/55 mins)

Bramley Village Centre – 1.5 miles Godalming – 2.5 miles

Infant School – 1.8 miles Junior School – 1.8 miles

Secondary School – 4.5 miles

Doctors – 2 miles Dentist – 2.5 miles

A3 – 5 miles M25 – 13.0 miles M3 – 18.0 miles

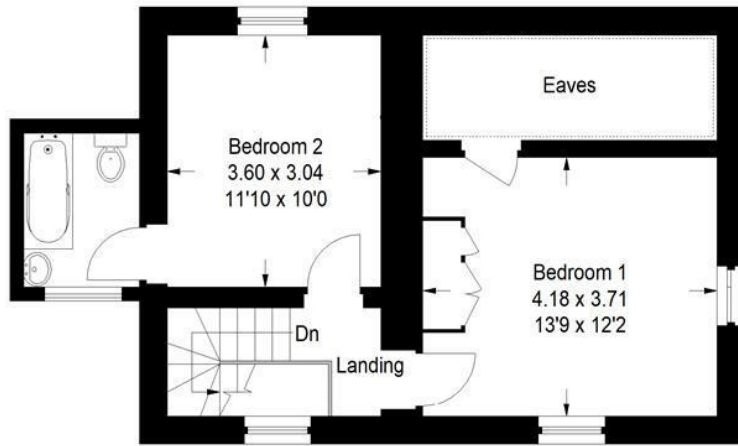
Heathrow – 28.6 miles Gatwick – 25.3 miles

Council Tax Band – E Payable – £2840.54p EPC Rating – D

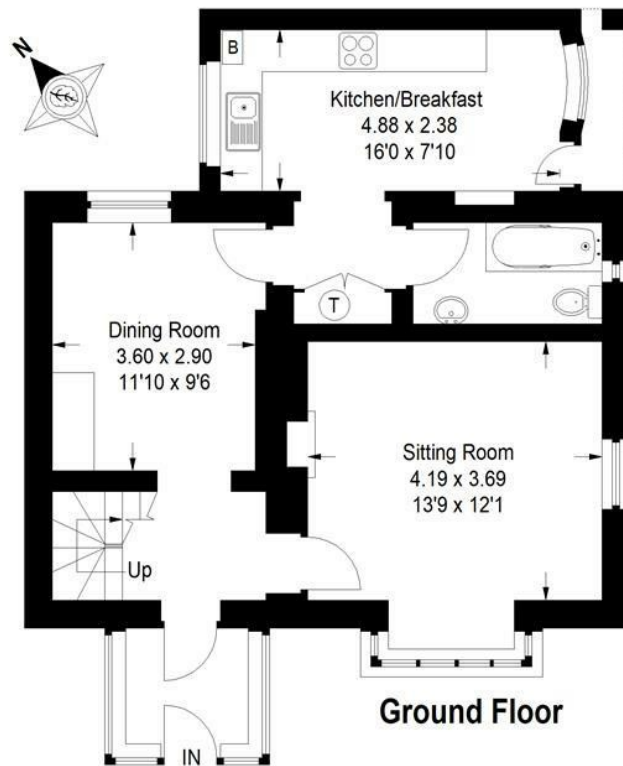


Directions: BOX 410 - T1 Proceed out of Godalming on the B2130 Brighton Road for 1 mile and then turn left into Munstead Heath Road. Proceed for 1.3 miles turning left signposted Unsted Park School. Continue along the drive passing through the white entrance gates. The driveway goes round to the left but continue straight ahead through the No Entry sign and 'The Cottage' will then be seen after a short distance as the first property on your right hand side.





First Floor

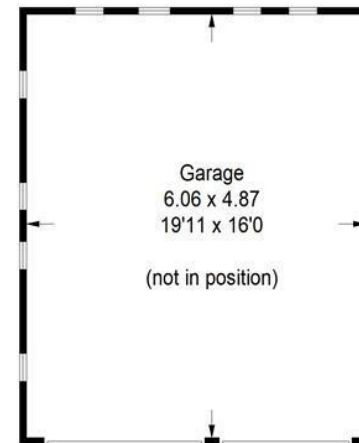


Ground Floor

The Cottage Unsted Park Munstead

Approximate Gross Internal Area
Ground Floor = 61 sq m / 657 sq ft
First Floor (Excluding Eaves) = 39 sq m / 420 sq ft
Eaves = 6 sq m / 64 sq ft
Garage = 29 sq m / 312 sq ft
Total = 135 sq m / 1453 sq ft

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



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Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary.