



- No Onward Chain
- Superb 31ft Triple AspectSitting/Dining Room
- Family Room/4th Bedroom
- Large Kitchen/BreakfastRoom & Utility Room
- Main Bedroom with DressingRoom & En-Suite Bathroom
- Two Further Double Bedrooms & Family Bathroom
- Gas Heating & DoubleGlazing
- Large Driveway
- Garage
- Attractive Gardens



A bright, spacious and adaptable single storey three/four bedroom detached family home set in attractive gardens with large driveway and detached garage. The property occupies a convenient location being within easy reach of the village centre with its excellent shops, leisure and recreational facilities, popular schools, bus routes and main line station.

























Main Line Station – 1 mile (Waterloo approx. (50/55 mins)

Village Centre – 0.4 miles Godalming – 2.2 miles

Infant School – 0.5 miles Primary School – 1.3 miles

Secondary School – 1 mile

Doctors – 0.2 miles Dentist – 0.2 miles

A3 – 0.5 miles M25 – 14.5 miles M3 – 13.5 miles

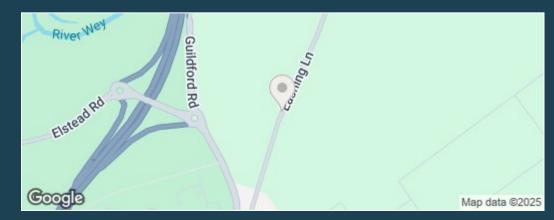
Council Tax Band – F Payable – £3415.72p (2024/25)

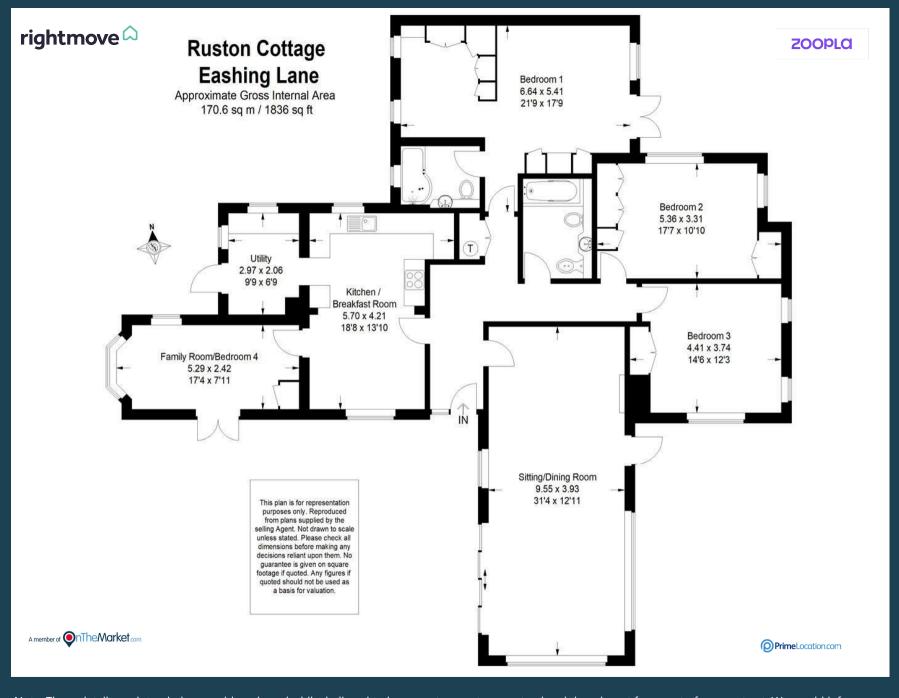
EPC Rating – D





Directions: BOX 404 - R1 From Godalming proceed south along the Ockford Road and, on reaching the roundabout by the Inn On The Lake, take the second exit and continue under the railway bridge. After a short distance take the first turning right into Eashing Lane, continue for approx 1.5 miles proceeding up the hill and along the road which bends sharply to the left, passing the turning for Eashing on the right, and Ruston Cottage will be found at the end of the road on your left.









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.



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