



# 9 Clock House Cottages Enton Lane

Enton, Godalming Surrey GU8 5AR

Guide Price: £595,000 Leasehold - Share of Freehold









- No Onward Chain - Potential for Loft Conversion (STPP)
- Exclusive Gated Development
- Easy Reach of Main Line Station to London Waterloo (55 mins)
- Communal Swimming Pool, Sauna, Jacuzzi, Two Tennis Courts & Pitch & Put Golf Course
- Garage in Nearby Block
- Set in Beautifully Maintained Grounds of Approximately 50 Acres
- Entrance Hall
- Double Aspect Living Room
- Kitchen/Breakfast Room
- Two Bedrooms & Two



#### Bathrooms

A stylishly refurbished two-bedroom house with fabulous views located in the highly desirable Enton Hall gated development set in 50 acres of private land in an area of outstanding natural beauty. On the development the residents enjoy the exclusive use of the well maintained gardens and grounds, originally designed by Gertrude Jekyll, which include stunning trees, a well-kept rose garden and a traditional pond. There are also two tennis courts, swimming pool and a pitch-and-putt golf course. For the walking and riding enthusiast the property is also only moments away from some of Surrey's most beautiful open countryside. Although located in a semi-rural setting the development is only a short drive away from Witley mainline station serving London Waterloo in under an hour.

N.B. Planning permission was granted in 2011 (now elapsed) for the addition of roof lights in the loft providing potential for the loft to be converted into two additional rooms.























Milford Main Line Station – 1.4 miles (Waterloo approx. 50 mins)

Godalming – 4 miles Guildford – 9 miles

Farnham – 11.1 miles Haslemere – 6.3 miles Gatwick – 33.1 miles  
Heathrow – 31.1 miles

A3 – 3.0 miles M25 – 18.2 miles M3 – 17.5 miles

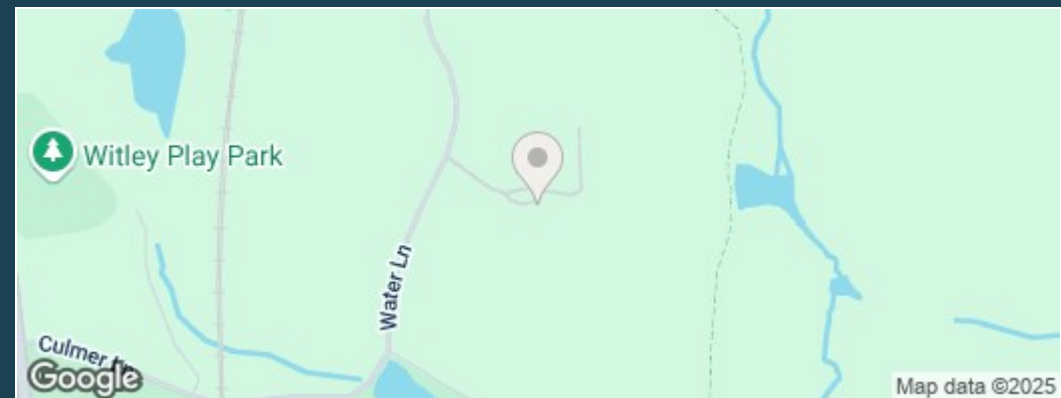
Council Tax Band G Payable £4,010.30 (2024/25) EPC = D

Lease 125 Years from October 1995 - Maintenance Charges £7228  
P.A. (2024/25) \*

(\* inclusive of water rates, insurance, gardening, window cleaning  
and the overall running of the estate)

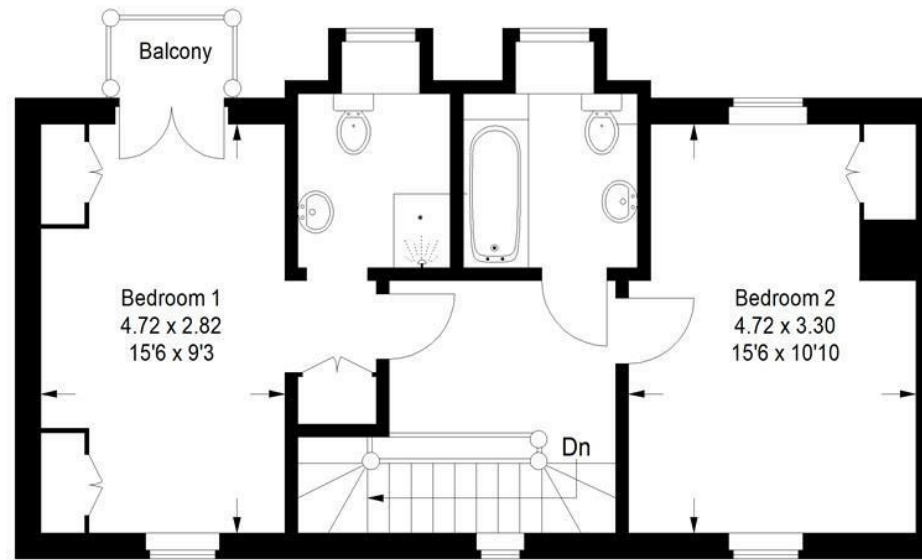


Directions: Proceed out of Godalming in a southerly direction along the A3100 Portsmouth Road. Upon entering Milford turn left at the first mini roundabout into Church Road and then immediately first left into Station Lane. Continue over the level crossing and take the next turning on the right into Water Lane signposted Enton Hall. Continue for approximately one mile and the gated entrance to the development will be seen on your left hand side.

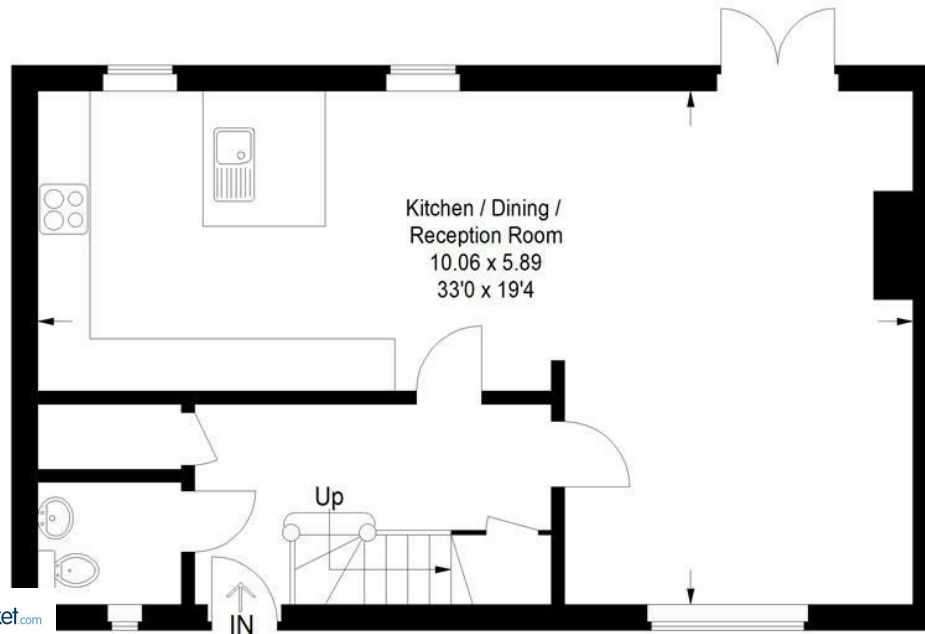




Approximate Gross Internal Area  
112 sq m / 1203 sq ft



**First Floor**



**Ground Floor**

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.

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.