



# 3 Rose Cottages The Street

Hascombe GU8 4JC

Asking Price: £395,000 Freehold

- No Onward Chain
- Village Location
- Easy Access to Countryside Walks
- Large Inglenook Fireplace
- Sitting Room with Exposed Ceiling Timbers
- Dining Room
- Kitchen
- Two Bedrooms (Bedroom One with Vaulted Ceiling)
- Bathroom with Heated Floor
- Small Enclosed Front Garden & Garage



A delightful two bedroom character cottage with a great deal of charm and character located in the highly regarded Surrey Village of Hascombe. The cottage is within walking distance of the popular White Horse Public house as well as nearby footpaths giving access to some of Surrey's finest walking countryside.









Main Line Station – 3.5 mile (Waterloo approx. 55 mins)

Village Centre & Village Pub – 0.3 mile Godalming – 3.5 miles

Doctors – 4.1 miles Dentist – 3.2 miles

A3 – miles 5.1 miles M25 – 19.0 miles M3 – 17.7 miles

Energy Efficiency Rating - F

Council Tax Band D – Payable £2336.74



Directions: BOX 409 - R1 Leave Godalming in a southerly direction on the B2130 (Brighton Road) and continue for approximately three miles, passing Winkworth Arboretum on your left, and continuing on into the village of Hascombe.

Number 3 rose Cottages will then be found on your left hand side opposite the turning on your right for Mare Lane.

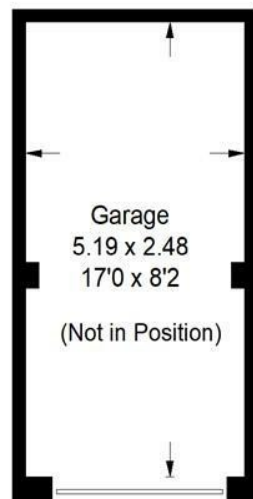


**Emery &  
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ESTATE AGENTS

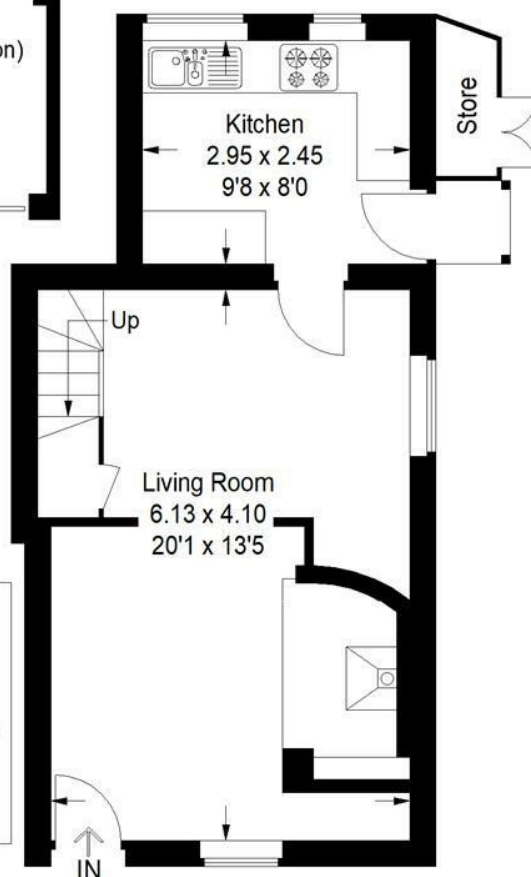
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20 High Street  
Godalming  
Surrey  
GU7 1EB

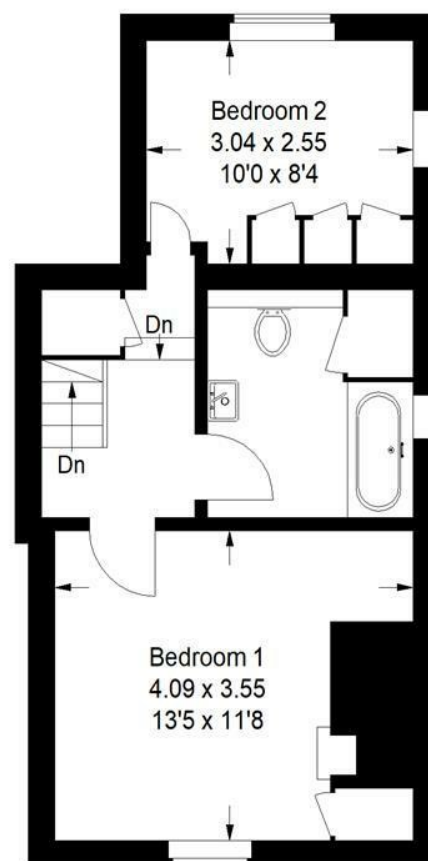
email: [office@emery-orchard.co.uk](mailto:office@emery-orchard.co.uk)



Approximate Gross Internal Area  
Ground Floor = 35.1 sq m / 378 sq ft  
First Floor = 34.9 sq m / 376 sq ft  
Garage = 13 sq m / 140 sq ft  
Store = 1.2 sq m / 13 sq ft  
Total = 84.2 sq m / 907 sq ft



Ground Floor



First Floor

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.

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.