



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

£950,000

Building Plot, Hambledon Road

Godalming, GU8 4DL

A rarely available rural building plot of some 3.5 acres with planning permission for a a fine country house of about 3,750 sq ft with double garage and room above, on the outskirts of popular Hambledon village and only a mile and a half from Milford Station

PROPERTY SUMMARY

BUILDING PLOT REF WA/2024/01296

A very rare opportunity to buy a rural building plot and build a lovely country house in 3.5 acres, on the outskirts of popular Hambledon village. The location, although being very rural, is very convenient for Milford Station, which provides a commuter service to Waterloo in as little as 52 minutes, which is only 1.5 miles away. The very popular Merry Harriers pub is 0.6 miles and the National Trust Hydons Ball, providing lovely walks with spectacular views is about a mile away. Godalming, with its excellent shops, supermarkets, pubs and restaurants is 3 miles and Guildford is 7 miles. The consented plans extend to approximately 3,750 sq ft with four bedroom suites and three reception rooms and a large kitchen/dining/family room and utility room. Outside there are plans for a double garage with room above. The grounds will provide garden and paddock land.



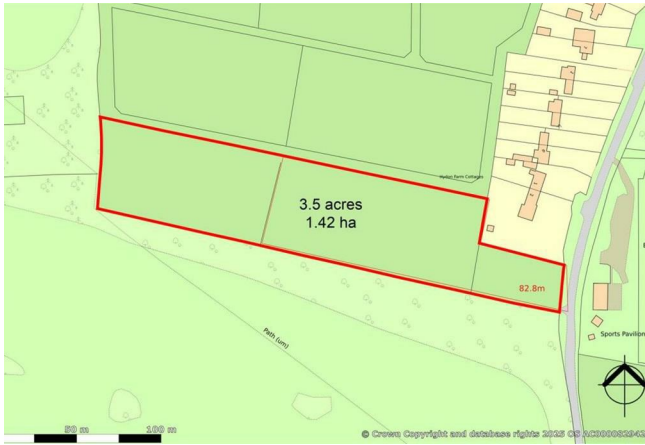
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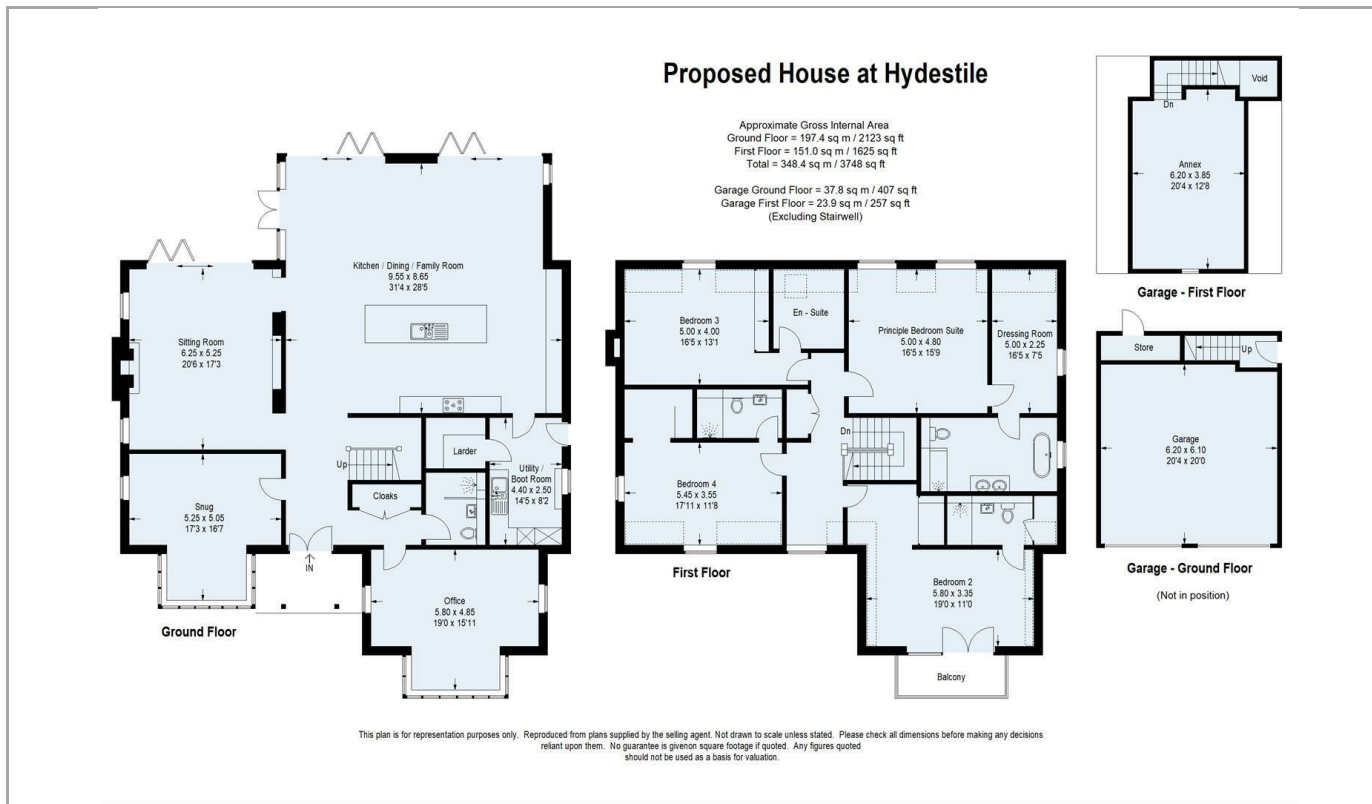
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DIRECTIONS

From Godalming, take the B2130 Brighton Road out of turn and turn right at the top of the hill into Home Farm Road. Take the first turning on the left into Hambledon Road and continue down the hill and on towards Hambledon. carry on past the crossroads of Salt Lane and Station Road and the building plot will then be found on the right hand side, just after the row of cottages and opposite Badger Park, Hambledon Football Pitch.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Waverley

COUNCIL TAX BAND

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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