



The Lodge & The Cottage, Busbridge, Godalming, Surrey

A pair of lodge cottages being individually sold.

Summary of accommodation

The Lodge

Living/dining room | Kitchen | Utility room
Bedroom with large en suite
Two further bedrooms with a family bathroom
Garage

In all approximately 0.9 acres

The Cottage

Sitting room | Kitchen | Utility | WC
Three bedrooms and a family bathroom
Store rooms and outbuildings
Garage

In all approximately 1.67 acres

Distances

Godalming 2.5 miles (London Waterloo from 43 mins), Haslemere 9.6 miles (London Waterloo from 57 mins), Guildford 6.2 miles (London Waterloo from 36 mins), Milford 1.9 miles (London Waterloo from 47 mins)

Roads: A3 Milford 3.4 miles, M25 (Wisley Junction 10) 18 miles

Airports: London Heathrow 31.1 miles, London Gatwick 31.6 miles

(Distances and times approximate)





Location

The Lodge and The Cottage, sit at the head of the driveway of Busbridge Lakes, on the southern side of Busbridge, convenient for rail access to central London and to the attractive town of Godalming. The houses are located in a valley setting, overlooking the surrounding countryside.

They are situated between Guildford and Haslemere, a short distance to the east of Milford. The village of Milford provides excellent local shops and facilities including a locally renowned farm shop, butchers, wine shop and café in particular.

Godalming and Milford mainline stations are approximately 2 miles away. These stations provides direct trains to Guildford (from 6 minutes) and Waterloo (from 40 minutes). The nearby towns of Godalming, Haslemere and Guildford have an extensive range of shopping, educational and recreational facilities. Trains can also be taken from Guildford to London Waterloo (from approximately 35 minutes).

The area provides excellent sporting and recreational facilities with fishing at Enton Lakes, tennis and golf nearby at West Surrey in Milford or Hankley Common in Tilford, Sailing is easily accessible at both Frensham and the south coast.

Excellent and convenient private and state schools are numerous and include Aldro, Charterhouse, Cranleigh, Guildford High School, King Edward's, Priors Field, The Royal Grammar School, St Catherine's, St Hilary's and Tornead.

Planning

Our clients have obtained independent planning advice and whilst it would seem obvious that the two houses should be amalgamated into one dwelling, the advice received, is that this is unlikely due to the current Waverley Borough Council planning policies.

Flying Freehold

There is a flying freehold between the two properties. Part of the bedroom accommodation of The Cottage extends over the kitchen and bathroom of The Lodge. Please check with your lender (if required) that they are happy to lend in this regard.

The Cottage

The Cottage, which is believed to date from the early 1900s, is attached to The Lodge and is the original gatehouse positioned at the head of the long private driveway, leading up to the country estate of Busbridge Lakes House.

Whilst The Cottage has been well looked after by our clients, it now offers scope for further improvement and updating.

Outbuildings

To the back of The Cottage are some store rooms and there is also a single garage approached through a separate entrance off the Hambledon Road.

Gardens

The property is approached through an impressive brick pillared entrance belonging to Busbridge Lakes House, with a brick wall wrapping around the front (eastern side) of the gardens. The gardens are principally laid to lawn with seating areas, complemented by flower and shrub borders. The land to the rear extends up into a light copse area.

Property Information

Services: We are advised by our clients that the property has mains water and electricity. **The Cottage and The Lodge** share a septic tank located on the neighbouring estate's field. The Cottage has LPG heating.

Local Authority: Waverley Borough Council
01483 523333

Energy Performance Certificate: Rating G

Council Tax Band: Band F

Tenure: Freehold



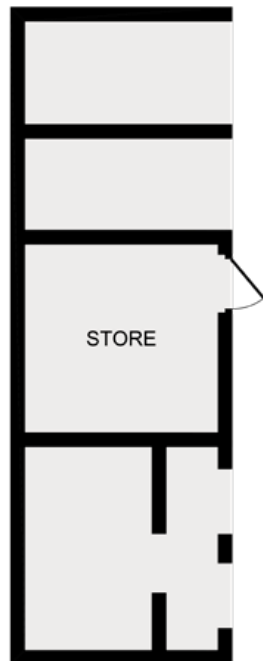
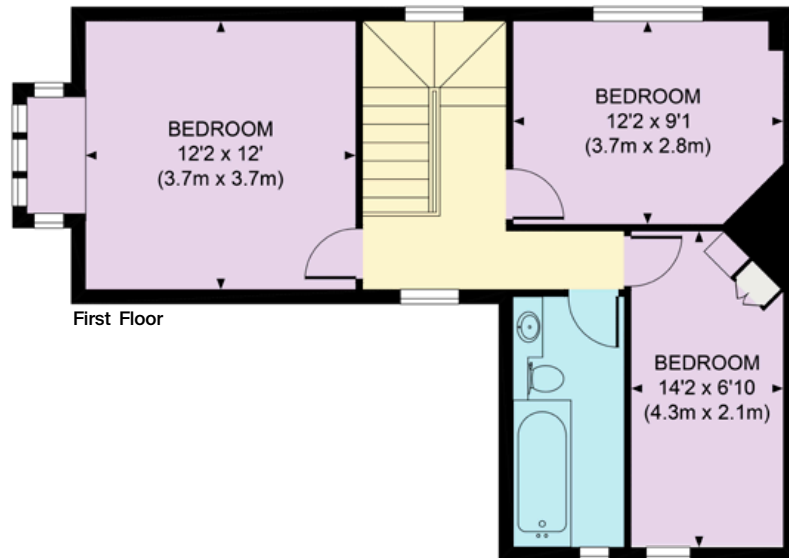
Approximate Gross Internal Floor Area

The Cottage: 942 sq ft / 87.5 sq m

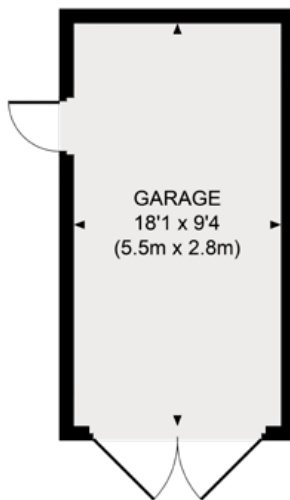
Outbuildings: 456 sq ft / 42.4 sq m

Total: 1,398 sq ft / 129.9 sq m

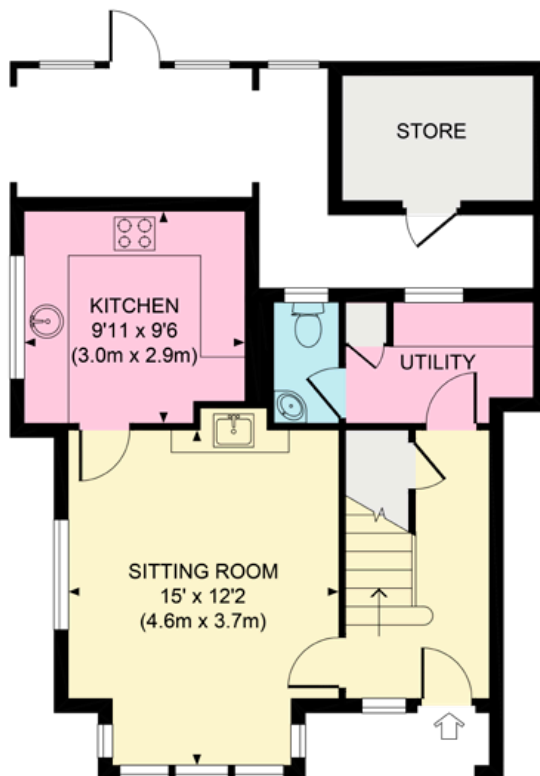
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



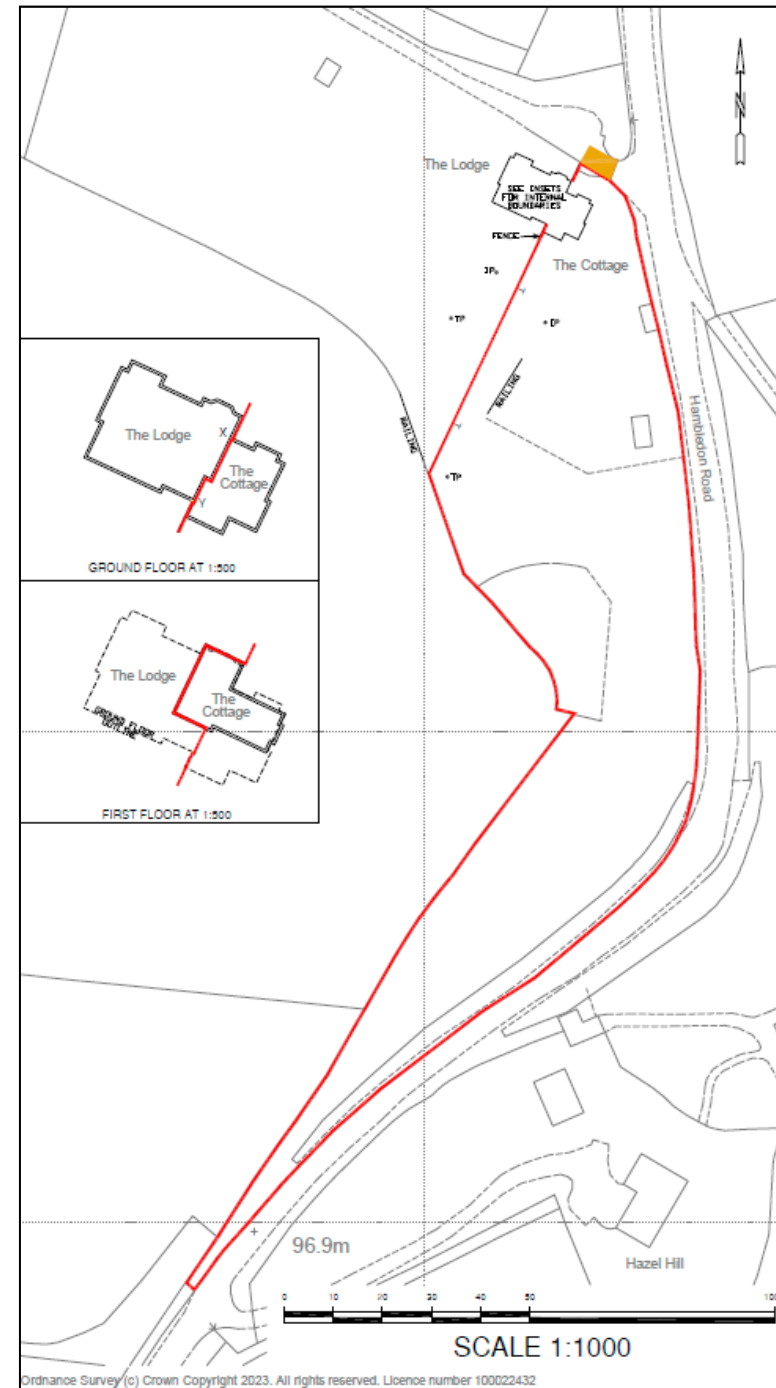
Not shown in actual location/orientation



Not shown in actual location/orientation



Ground Floor



The Lodge

The Lodge, which we understand was added on The Cottage in the 1970s, is single-storey. Again, as The Cottage, this offers scope for further improvement, subject to obtaining the usual planning consents.

Outbuildings

The property has a single garage.

Gardens

To the front of the property is a patio/terrace area bordered by flower and shrub borders. The remainder of the garden slopes up into a light wooded area.

Property Information

Services: We are advised by our clients that the property has mains water and electricity. **The Cottage and The Lodge** share a septic tank located on the neighbouring estate's field. The Lodge has oil-fired heating.

Local Authority: Waverley Borough Council. 01483 523333

Energy Performance Certificate: Rating E

Council Tax Band: Band G

Tenure: Freehold

Directions (Postcode: GU8 4AY): From London proceed south on the A3. Pass the main Guildford exit and after 3.5 miles take the slip road signposted to Compton. At the bottom of the slip road turn left onto the B3000, continuing through Compton for 2.3 miles. At the next roundabout (after the crematorium) turn right and continue into Godalming. Proceed over the first roundabout and at the second, turn left onto Flambard Way. At the second set of traffic lights turn left onto Brighton Road, signposted to Winkworth Arboretum. Follow this for approximately 0.9 miles and turn right into Home Farm Road. After about 200 yards turn left into the Hambledon Road. Follow this road for 0.6 miles and the properties will be found on the right-hand side.

Viewings: Viewing is strictly by appointment through Knight Frank.

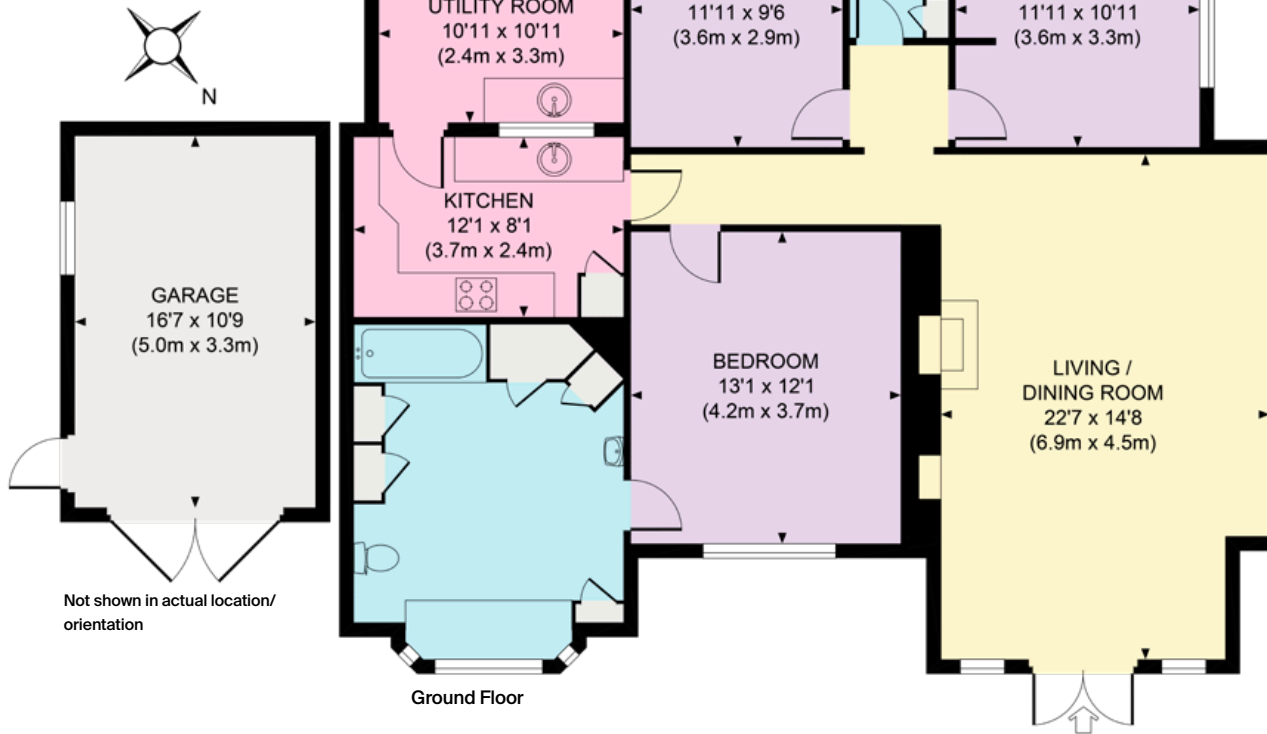


Approximate Gross Internal Floor Area

The Lodge: 1,239 sq ft / 115.1 sq m

Outbuildings 177 sq ft / 16.4 sq m

Total: 1,416 sq ft / 131.5 sq m



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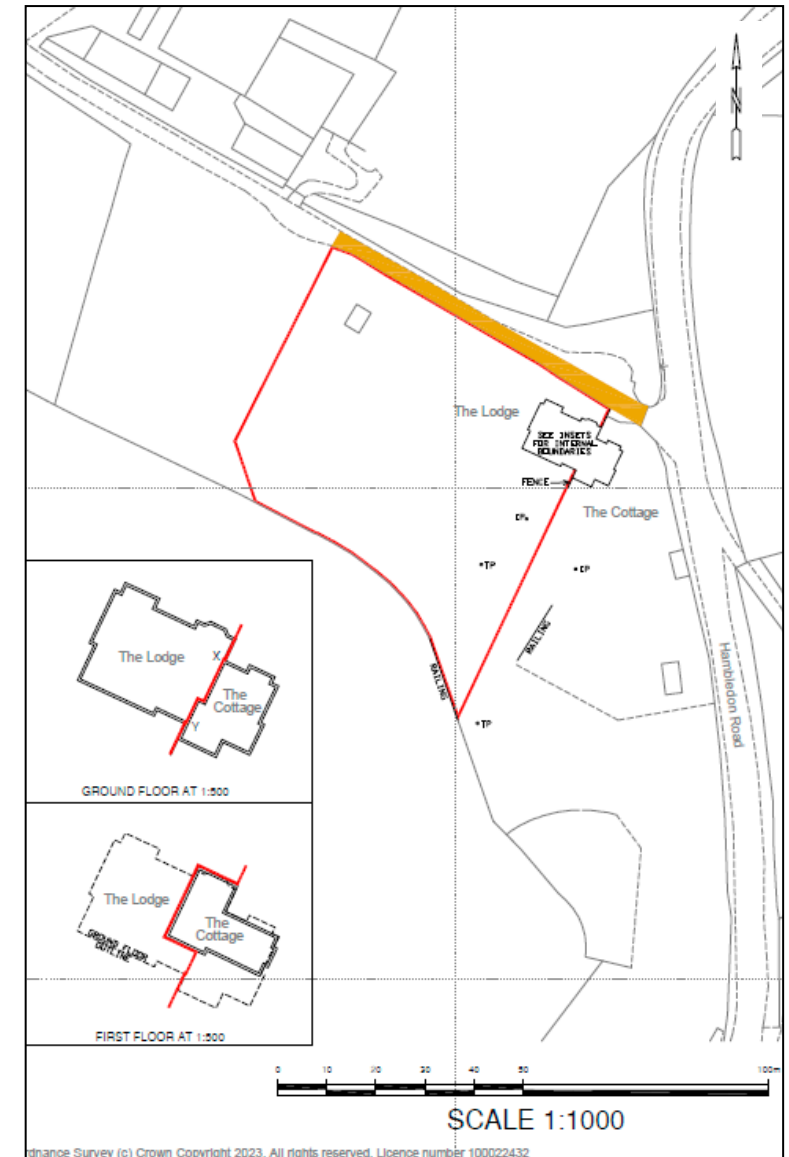
knightfrank.co.uk

I would be delighted to tell you more

Nigel Mitchell

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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