



New Build Plot, Hambledon Road, Hydestile, Godalming



NEW BUILD DEVELOPMENT PLOT

HAMBLEDON ROAD GODALMING GU8 4DL

Freehold

A truly unusual planning permission located in one of the premier locations in South West Surrey. Close to West Surrey Golf Club, having 3.5 acres of garden, paddocks, and less formal grounds, this plot has been consented for a significant detached family home of 3,748 sq. ft. plus double garage, with storage above.

This house should suit somebody wishing to build their own characterful home, as the CIL payment on this is approximately £250,000, however would be zero if built by a new owner occupier.

- **Planning consent for detached family home**
- **Close to Milford station with access to London Waterloo**
- **Approximate plot size of 3.5 acres**
- **Gross sq. footage 3,748 plus garage and storage above**
- **A truly private rural setting**
- **Planning Application: WA/2024/01296**
- **Access to Godalming and A3 within close proximity**
- **Grounds backing due West**

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Local Authority: Waverley Borough Council

Services: Mains water, gas and electricity available in the road, drainage will be to a private system.

PROPOSED ELEVATIONS



East / Front Elevation
1:100



South / Side Elevation
1:100

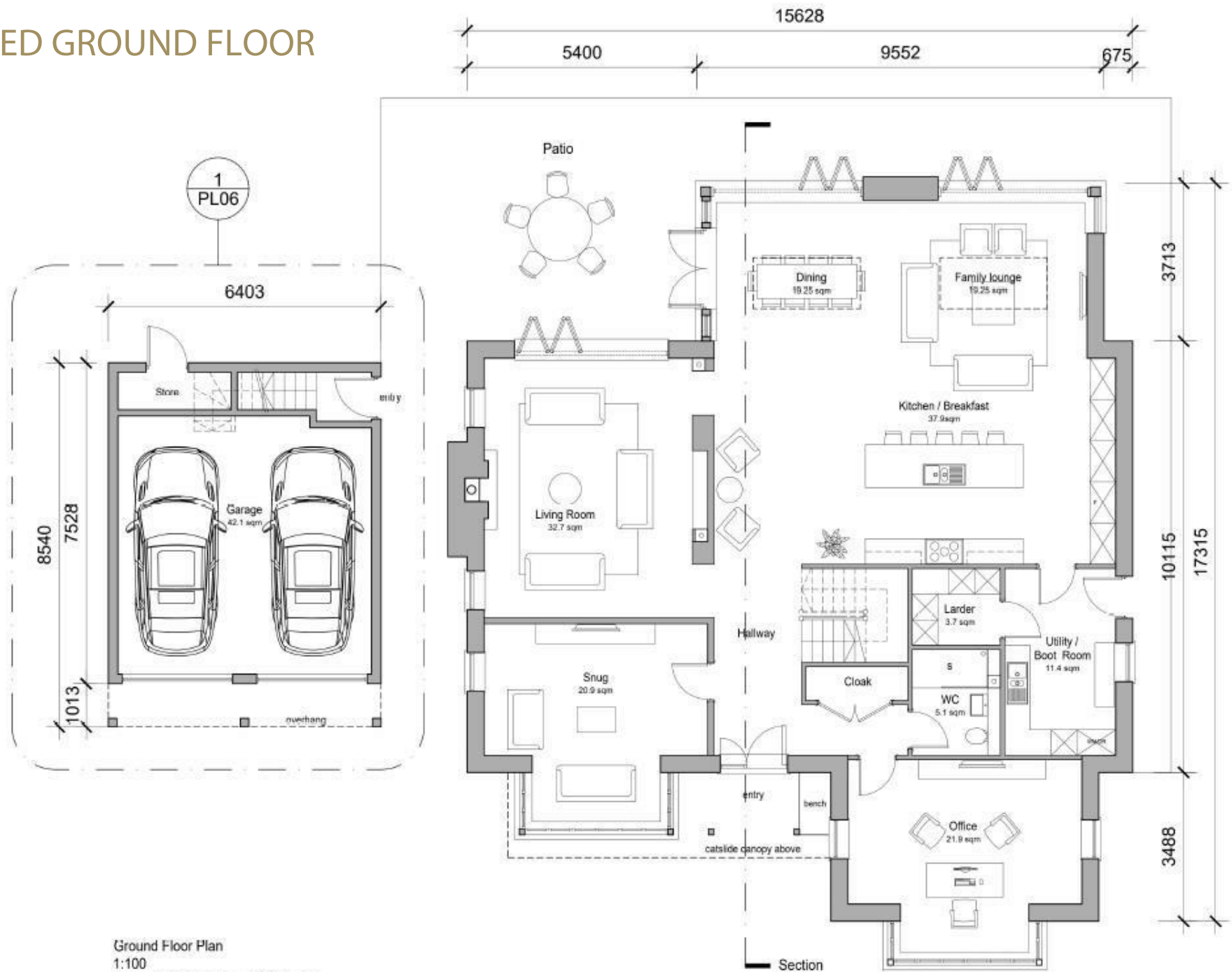


West / Rear Elevation
1:100



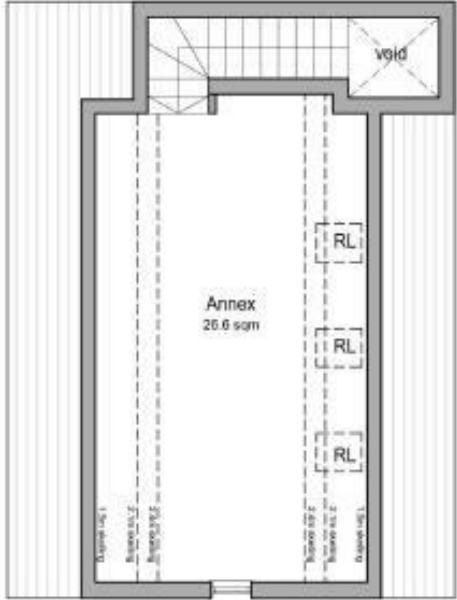
North / Side Elevation
1:100

PROPOSED GROUND FLOOR PLAN



Ground Floor Plan
 1:100
 House GIA : 197.4 sqm/ 2123 sqft
 (excluding Garage)

PROPOSED FIRST FLOOR PLAN



First Floor Plan
 1:100
 House GIA : 151sqm/ 1625 sqft
 (excluding Garage)



SITUATION

The peaceful hamlet of Hydestile lies within the beautiful Surrey Hills Area of Outstanding Natural Beauty, offering access to a network of footpaths and bridleways that lead through stunning countryside, including Hydon Heath, Busbridge Woods and Hydon's Ball.

Milford station, located around 1.5 miles away provides regular train services to London Waterloo in approximately 50 minutes and features a large car park. For drivers, Milford also offers convenient access to the A3 London /Portsmouth Road. The village has a good selection of shopping facilities including Secretts farm shop.

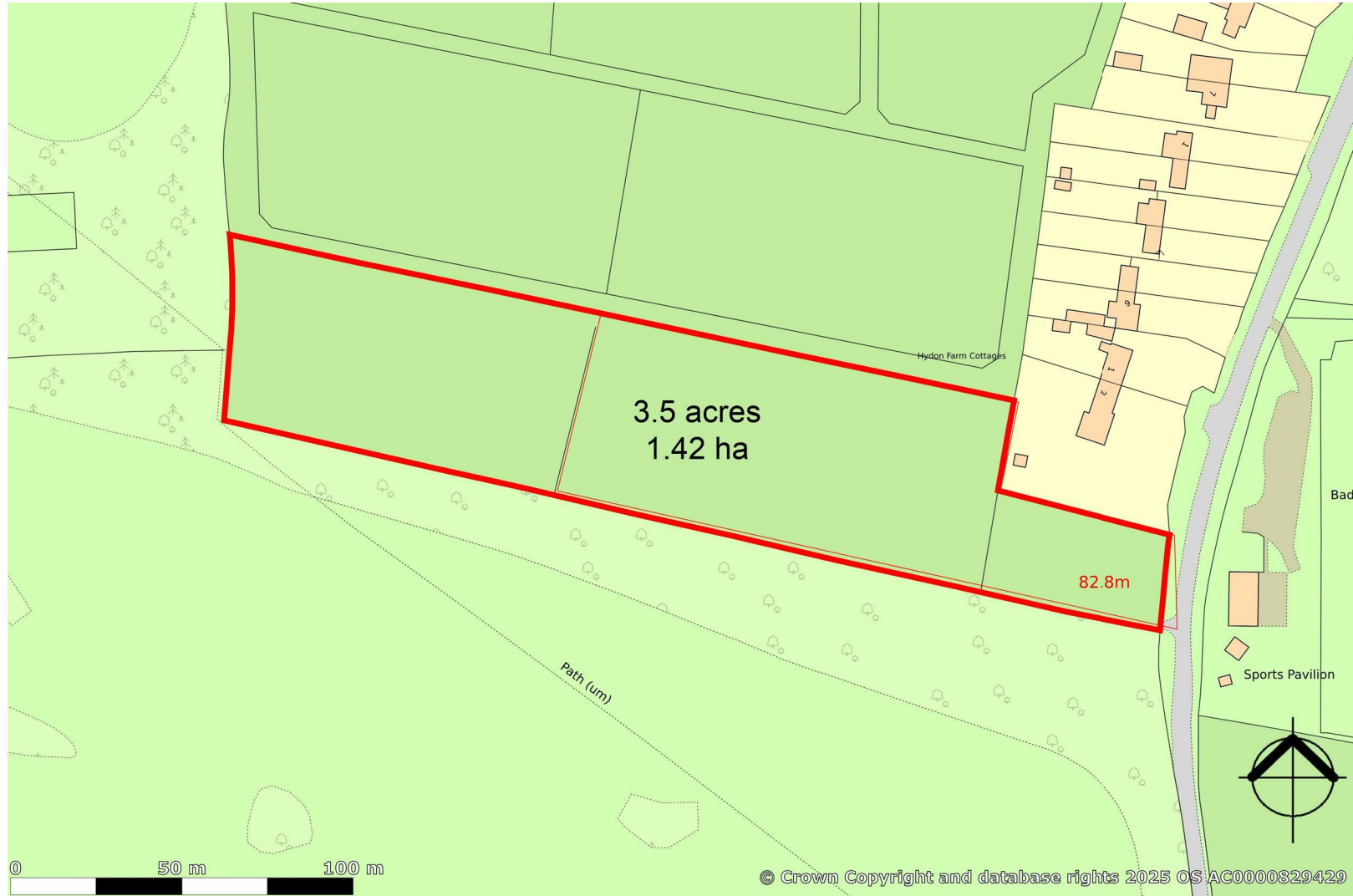
Godalming, situated roughly 3 miles away, boasts an attractive High Street, with a wide range of shops, restaurants, and cafes, as well as Waitrose, and Sainsburys supermarkets. There is a good choice of state and independent schooling in the area including Busbridge, Godalming sixth form College, Rodborough in Milford and Barrow Hills in Witley.



DIRECTIONS

Heading south on the A3 from Guildford, take the Milford turn off. Proceed to the traffic lights and take the first turn left signposted to Milford. Upon reaching the mini roundabout turn right and then immediately left, signposted to Milford station. Follow this road and go across the level crossing, continue straight on passing West Surrey Golf Club on your right until you reach a junction with Hambledon Road, turn right, and continue approximately 250 yds and the plot will be seen on the right.

PROPOSED SITE PLAN



AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

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