



FASCINATING PERIOD COTTAGE IN ANCIENT HAMLET

STYLE COTTAGE

LOWER EASHING, GODALMING, SURREY GU7 2QD



Dining hall ♦ library ♦ sitting room ♦ family area ♦ study
♦ kitchen ♦ 5 en suite bedrooms ♦ solar ♦ inner hall
♦ utility area ♦ cloakroom ♦ cellar ♦ detached 3-bay garage with
lift for fourth car ♦ barn, with workshop, and studio above
♦ gardens ♦ paddocks ♦ pond ♦ river frontage
♦ in about 5.2 acres

Milford: 1 mile, Godalming: 1.7 miles, Guildford: 5.8 miles,
M25 (J10): 14 miles, Heathrow: 29 miles

Directions

From Guildford, follow the A3 south for 5 miles before leaving at the junction signed to Eashing. Proceed into Lower Eashing village, crossing the river at the traffic light controlled bridge, and continue past The Stag public house when the entrance to Style Cottage will be seen shortly on the right.

Situation

The ancient and historic hamlet of Lower Eashing lies some five miles south of Guildford, and enjoys a particularly convenient situation, with ready access to the A3, between London and Portsmouth, which, via the M25 at Wisley, links to the airports and the national motorway network. Local facilities include convenience shopping and farm shop at Milford, less than a mile away. A greater choice of facilities is available at Godalming, whilst Guildford offers a full range of High Street outlets, in addition to leisure, sporting and cultural amenities. There are also main line stations at both Godalming and Milford offering frequent services into London Waterloo, with journey times from about 46 minutes. There is a good selection of schools in the area, including Aldro, St Hilary's, King Edward's, Charterhouse, St Catherine's and Cranleigh. Recreational opportunities include golf at a number of local clubs, including Milford, Enton Green and the West Surrey. Godalming and Haslemere Sports Centre provide a good range of activities. In addition, the immediate surrounding countryside offers walking, cycling and riding opportunities, with the Surrey Hills Area of Outstanding Natural Beauty on the doorstep.

Description

Style Cottage is a Grade II listed, early Tudor cottage that was originally a pair of 'Hall Houses', later combined to form one L shaped dwelling house. The property retains many original features, including exposed timber framing, three inglenook fireplaces, two further original fireplaces, a working bread oven and a small cast iron kitchen range. A more recent restoration has allowed for the introduction of a light oak and glass staircase and additional bedroom with en suite shower room.



The accommodation comprises a dining hall, with inglenook, that is in semi-open plan arrangement with the adjoining library room. There is a fitted kitchen, with oak fronted furniture and integrated appliances, and an adjoining utility area. In semi-open plan layout with the kitchen is the family area. The sitting room leads through to a study. First floor accommodation includes the original 'solar', now providing a sitting room. Five bedrooms, all with en suite bath or shower rooms, complete the arrangements.

The property is approached from the lane via a five bar gate onto a gravelled forecourt. A three bay garage includes the benefit of electric doors and hydraulic car lift. Lawns extend down towards the river and a field, with a pond and some 160 metres of river bank, with private fishing rights. The field is leasehold, for which a peppercorn rent is paid that runs for 999 years from 1 September 1998. To the rear of the cottage, there is a secluded, south facing patio. Steps lead up to a further area of lawn and on to a barn that includes a workshop on the ground floor, with a studio above. To the rear of the barn, a public footpath crosses the land for a short distance and, beyond this, there is a paddock.

Services

Mains water and electricity. Oil fired central heating. Private community drainage.

Local Authority

Guildford Borough Council. Tel: 01483 505050.

Fixtures & Fittings

Certain fixtures & fittings such as the fitted carpets, curtains, light fittings and garden statuary are specifically excluded from the sale but may be available by separate negotiation.

Viewing

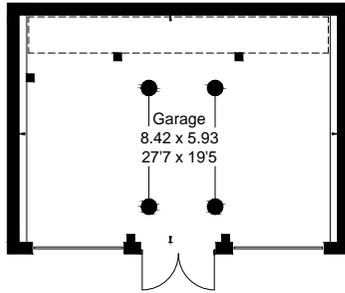
Strictly by appointment with Savills.



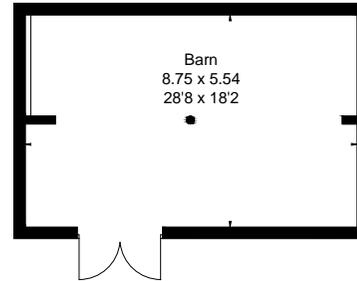
FLOORPLANS

Total gross internal area: 402 sq ft / 4327 sq ft

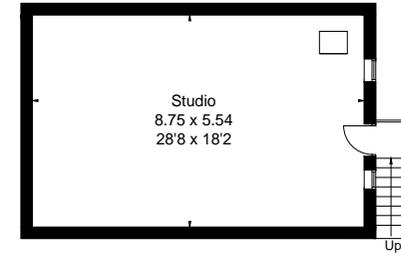
For identification only. Not to scale.
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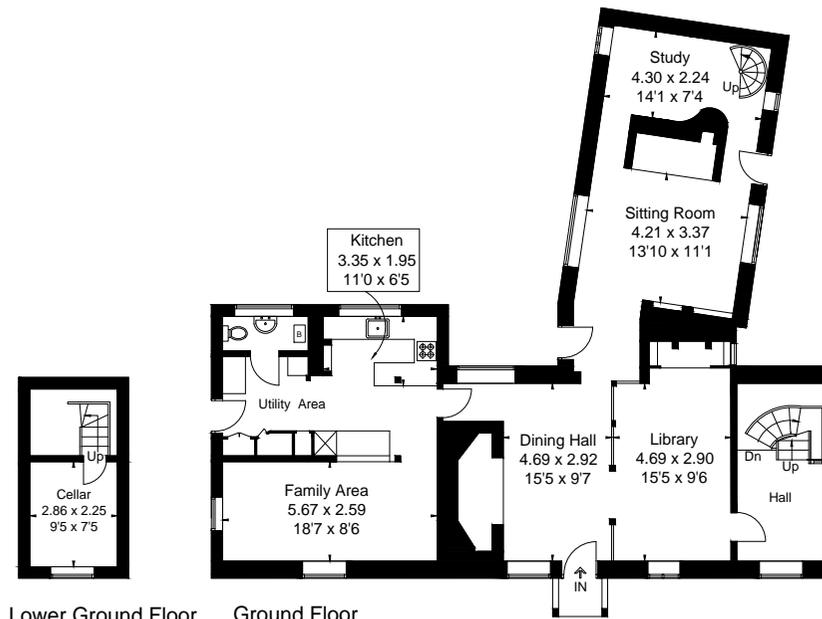
(Not Shown In Actual Location / Orientation)
Garage and Car Lift



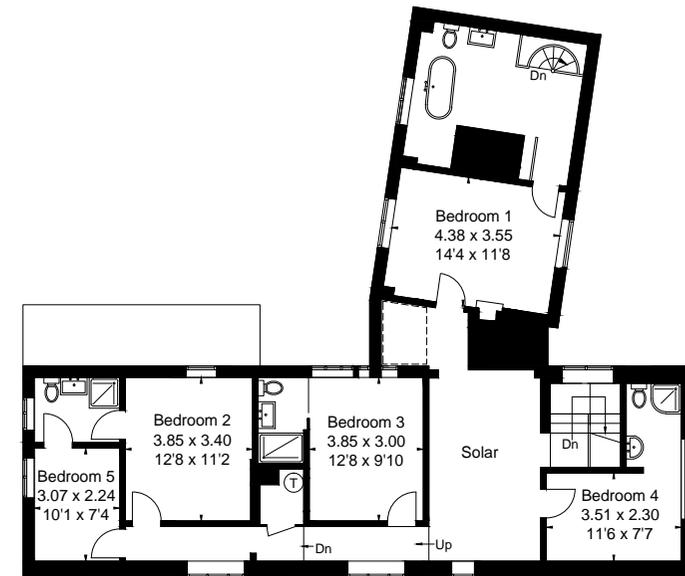
(Not Shown In Actual Location / Orientation)
Ground Floor - Outbuilding



First Floor - Outbuilding



Lower Ground Floor Ground Floor



First Floor

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