



The Oaks, Chiddingfold, Surrey
POA Freehold

CLARKE  GAMMON

ACORN COTTAGE 10 THE OAKS CHIDDINGFOLD SURREY GU8 4PY

POA

Modern non estate family house	Enlarged in 2018
Main bedroom with en-suite	Three further bedrooms
Family bathroom	Kitchen / dining / family room
Sitting room	South east facing garden



Located in the heart of Chiddingfold, a well presented four bedroom family home within a small non estate development close to the village centre.

THE PROPERTY

Acorn Cottage was built by Lacey Simmonds in 1995 forming part of this small and attractive development of just ten homes which lie close to the village centre and less than half a mile from the primary school. The current owners had the property thoughtfully extended in in 2018 creating a new main bedroom and en-suite shower room in the loft space and on the ground floor a lovely new sitting room with a part vaulted ceiling, oak beams and gas fired wood effect stove. As part of these improvements what previously was the main sitting room has become a spacious and well appointed kitchen/dining/family room having bi-fold doors out to sun terrace and south east facing garden. With its end terrace position, the property benefits from having the largest plot on the development along with a garage and allocated parking space. Also on the ground floor are a study, reception hall and cloakroom. On the first floor are three bedrooms; two having generous wardrobe cupboards and a superbly refitted bathroom.



THE GROUNDS

The Oaks is approached via a driveway off Coxcombe Lane which leads to the garaging, allocated parking space and visitors parking spaces. Acorn Cottage has a gate leading to side and rear garden which is level and enjoys a sunny south east facing aspect and has natural stone pathways, a circular sun terrace, established fenced and hedged boundaries and a rear south facing raised sun deck. There are outside power points and hose tap.

SITUATION

The picturesque and historic village of Chiddingfold provides a range of amenities including a post office, general store, chemist, traditional butcher and three public houses along with a primary school, community centre, village hall and various sports clubs. There is a wide selection of schools for all ages both state and private nearby. The towns of Haslemere and Godalming are close by and provide more comprehensive shopping and leisure facilities and main line stations on the Portsmouth to London Waterloo line. The A3 can be accessed at Milford and provides links to London, the motorway network, South Coast and Gatwick and Heathrow airports. The surrounding area has much to offer with theatres in Guildford and Chichester, polo and golf at Cowdray Park, horse and motor racing at Goodwood and sailing out of Chichester Harbour. There are many acres of countryside; some of it National Trust owned where walking, cycling and horse riding can be enjoyed.

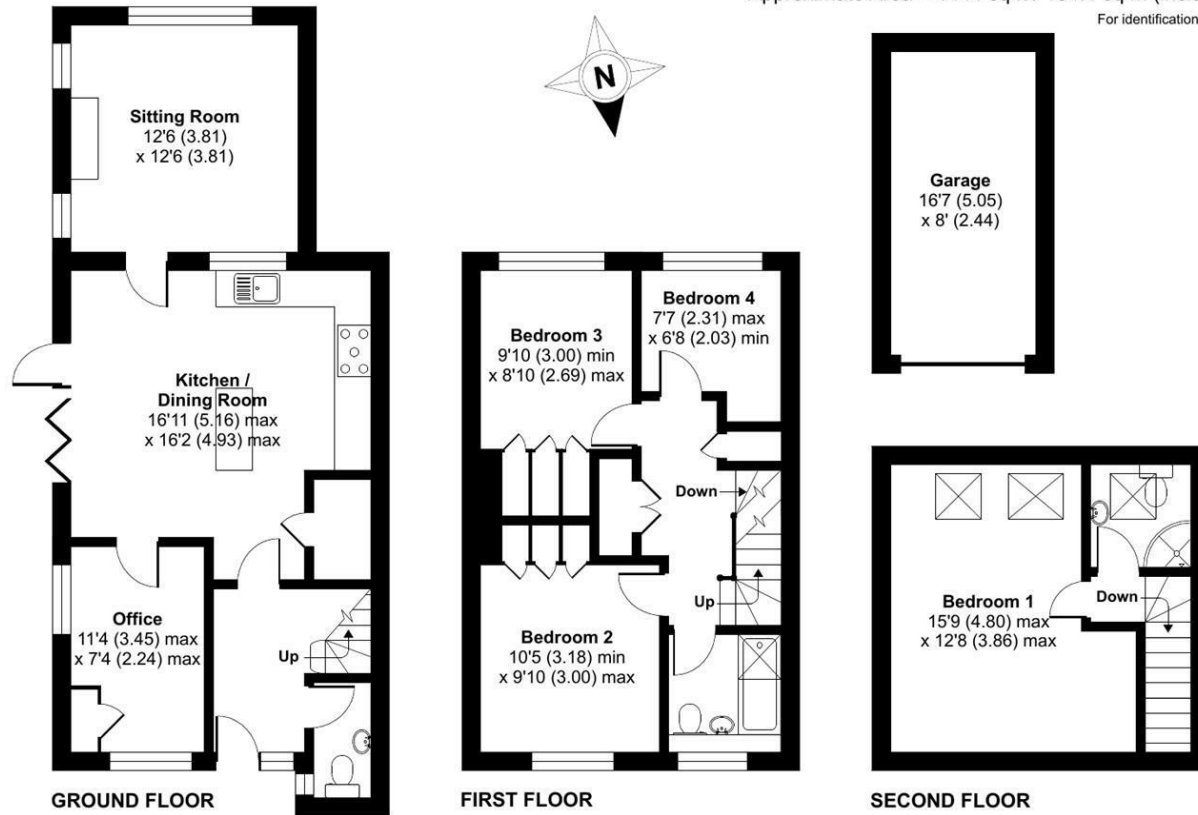
Haslemere 5.5 miles
Witley main line station 2.5 miles
A3 access at Milford 5.5 miles
Godalming 7 miles
Guildford 12 miles
Chichester 24 miles

All distances approximate

Coxcombe Lane, Chiddingfold, Godalming, GU8

Approximate Area = 1444 sq ft / 134.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Clarke Gammon. REF: 807887

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band E

SERVICES

All main services.

There is gas central heating - new boiler fitted in 2018 and a combination of original wooden framed double glazed windows and new uPVC double glazed windows.

29th November 2022 PM/dr

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	83
(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	

CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

From our office in Haslemere High Street head south turning left at the Town Hall onto Petworth Road and continue until reaching the junction with the A283. Turn left and proceed into Chiddingfold taking the left turn into Coxcombe Lane (opp Crown PH) where The Oaks will be found on the left hand side just after the Village Hall.

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.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

