



Ridgley Road, Chiddingfold, Godalming, Surrey
POA Freehold

CLARKE  GAMMON
1919

THE CIDER HOUSE RIDGLEY ROAD
CHIDDINGFOLD GODALMING SURREY GU8 4QQ

POA

Three double bedrooms	Family bathroom
Sitting room with open fireplace	Dining room
Kitchen with large pantry	Family room and study
Cloakroom	Utility area
Garage and parking	Good sized rear garden



Located in the much sought after village of Chiddingfold, an attractive early 1900s three bedroom family house having a good sized garden and potential to extend subject to Planning Permission.

THE PROPERTY

The Cider House, thought to have been constructed around 1906, has an attractive double fronted elevation with decorative half tile hanging. The property already has a single storey extension to the rear but with its generous garden provides scope to enlarge further, subject to the necessary planning permissions.

On the ground floor is a central hall with stairs rising to the first floor off which is the sitting room having an open fire, original sash window with secondary glazing and double doors opening to the rear garden. The dining room has a wooden floor and original sash window and leads to the kitchen which enjoys a rear aspect and has a large walk-in pantry. Situated at the rear of the house overlooking the garden is a family room and a study which connects back to the garage via a utility area. On the first floor are three good sized bedrooms; bedrooms one and two having original sash windows, built-in wardrobes and a front aspect and a family bathroom.



THE GROUNDS

To the front, a shingle driveway provides access to the garage and a gate to the rear garden which is a pleasant green outlook to neighbouring gardens. Here there is a crazy paved sun terrace and eating area, good sized lawn, shaped established borders, shed, greenhouse, log store and a number of fruit trees including apple, plum and greengage.

SITUATION

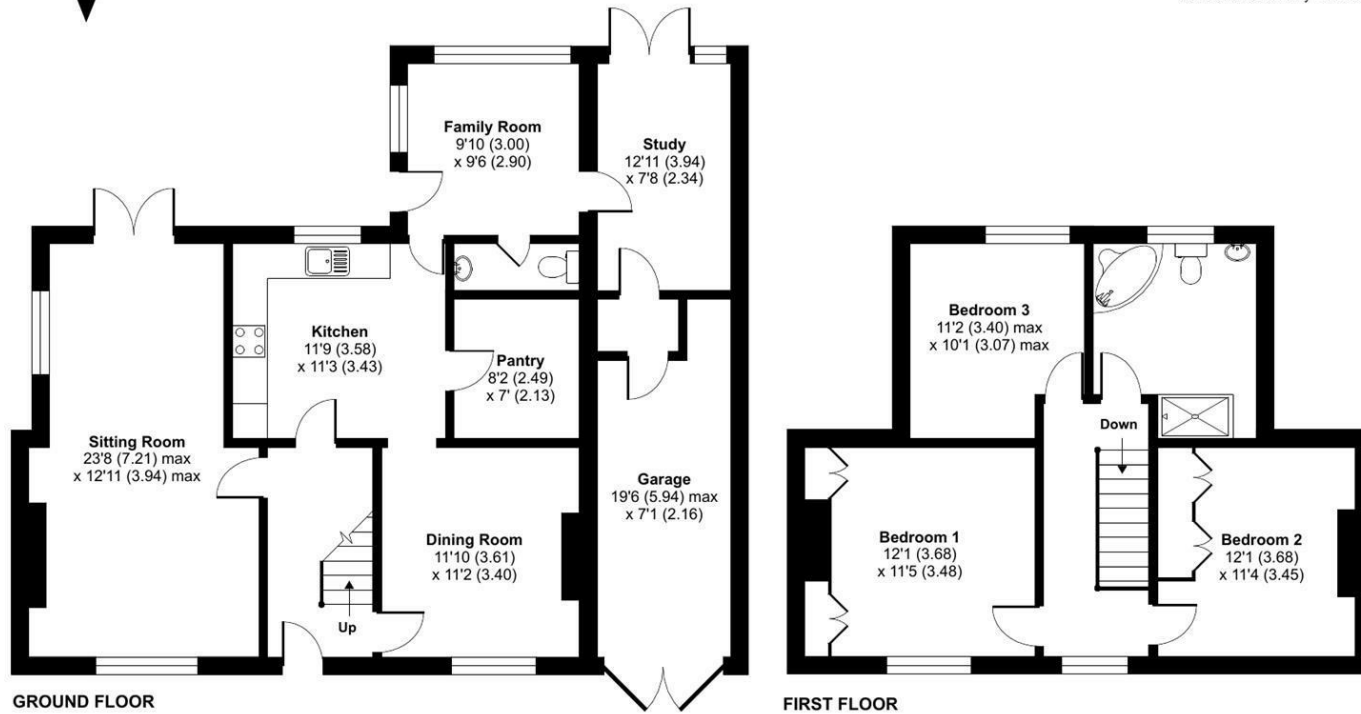
Chiddingfold is famous for its picturesque village green and period properties and provides amenities including convenience store, doctors surgery, Boots chemist, traditional family butchers and tea room. There are three churches, two public houses and an excellent village primary school plus a good selection of state and private schools for all ages nearby. The area as a whole is surrounded by beautiful countryside, much of it National Trust owned. The A283 bisects the village and gives access to the A3 at Milford which provides links to London and the motorway network. There is a choice of railway stations nearby, the closest being Witley. More comprehensive amenities can be found in Haslemere, Godalming and Guildford.

Village Centre shops 0.4 miles
Primary School 0.5 miles
Witley main line station 2.7 miles via A283
Haslemere Town Centre 5.5 miles
A3 access at Milford 5.5 miles
Godalming 6.5 miles

All distances approximate

Ridgley Road, Chiddingfold, Godalming, GU8

Approximate Area = 1575 sq ft / 146.3 sq m
 Garage = 139 sq ft / 13 sq m
 Total = 1714 sq ft / 159.2 sq m
 For identification only - Not to scale



LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band F

SERVICES

All main services, gas central heating

20th October 2022 PM/dr

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Clarke Gammon. REF: 805881

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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), then left into Ridgley Road after about 0.2 miles where the property will be found after about 150m on the left.

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
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HASLEMERE OFFICE
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LIPHOOK OFFICE
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MAYFAIR OFFICE
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