



Petworth Road, Chiddingfold, Surrey
Guide Price £875,000 Freehold

CLARKE  GAMMON

**ROSE COTTAGE PETWORTH ROAD
CHIDDINGFOLD SURREY GU8 4UN**

Guide Price £875,000

Delightful Grade II listed
cottage

Close to village centre

Family bathroom

Boot room and cloakroom

Sitting and dining/family
rooms

Backing onto fields and
countryside

Four bedrooms

Shower room

Kitchen/breakfast room

Large garden



**A superbly presented, charming,
character late Georgian Grade II
listed double fronted cottage
backing onto fields in the
popular village of Chiddingfold.**

THE PROPERTY

Rose Cottage was built in 1832 and has been carefully modernised and restored whilst retaining all of its charm and character features. At the front, the cottage has attractive white brick elevations and two slate roofed bay windows either side of the entrance porch. The large sash windows with plantation shutters add to the character of the sitting and dining/family rooms which both have fireplaces with wood burners. The dining/family room opens to kitchen/breakfast room which has hand made country style kitchen units with oak worktops, wood fired Rayburn and electric Aga. Also on the ground floor is a boot room with quarry tiled floor, wet/shower room with underfloor heating, separate cloakroom and cellar that has been waterproofed in order to be used as a dry store. On the first floor are four well proportioned bedrooms and a family bathroom with period styling, roll top bath and underfloor heating. New carpets have recently been fitted in bedrooms three and four along with bespoke wardrobes in bedrooms one and three.



THE GROUNDS

There is a terrific amount of parking with a wide gravelled driveway and further parking at the side of the cottage beyond attractive timber gates. There is a charming cottage garden to the front with a large rear garden that takes advantage of the fabulous views over fields and countryside having a recently laid paved terrace and lawned garden with play area and sunken trampoline. There is a sizeable outbuilding which could be used as a workshop.

SITUATION

The picturesque and historic village of Chiddingfold provides a range of amenities including post office, general store, chemist, traditional butcher and three public houses along with a primary school, community centre, village hall and various sports clubs. 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. There is a wide selection of schools for all ages both state and private nearby. 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 surrounding the village; some of it National Trust owned where walking, cycling and horse riding can be enjoyed.

Primary School 0.4 miles
Village Centre amenities 0.5 miles
Witley main line station 2 miles
A3 access at Milford 5 miles
Godalming town centre & main line station 6 miles
Haslemere High Street 6 miles
Haslemere main line station 6.5 miles

All distances approximate



Petworth Road, Chiddingfold, Godalming, GU8

Approximate Area = 1683 sq ft / 157 sq m
Outbuilding = 210 sq ft / 19 sq m
Total = 1893 sq ft / 176 sq m
For identification only - Not to scale



LOCAL AUTHORITY

Waverley Borough Council. Band G

FEATURES OF NOTE

- *New gas boiler fitted in November 2021
- *Outside electric car charging point
- *Period style radiators
- *High ceilings
- *Stripped and treated wooden floor in the family/dining room

SERVICES

All main services, gas fired central heating

6th October 2023 PM/dr

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(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: 927797

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DIRECTIONS

From our office in Haslemere High Street proceed south and at the Town Hall turn left into Petworth Road. Continue until the end of Petworth Road turning left at the junction with the A283 towards Chiddingfold. Continue through the village, down the hill and the property will be found on the right hand side.

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

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HASLEMERE OFFICE
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LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
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