



Woodside Road, Chiddingfold, Surrey
Price Guide £695,000 Freehold

2 OAK COTTAGES WOODSIDE ROAD
CHIDDINGFOLD SURREY GU8 4RS

Price Guide £695,000

Victorian semi detached
house

Popular village location

Three bedrooms

Attic room

Family bathroom

Sitting room and dining
room

Kitchen/family room

Utility room and cloakroom

Over 100 ft south facing rear
garden

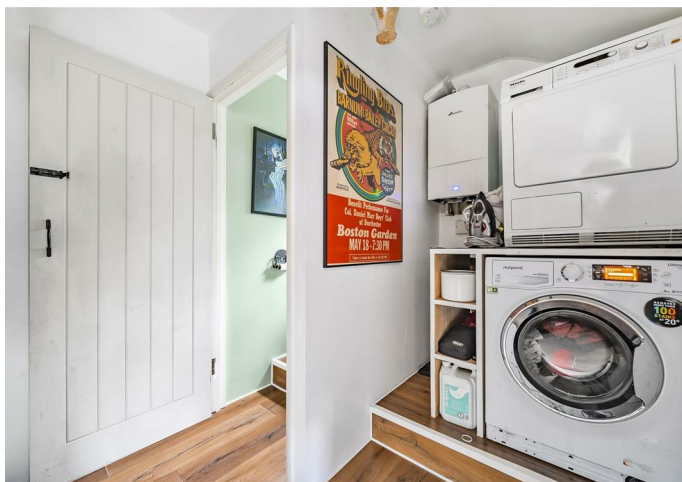
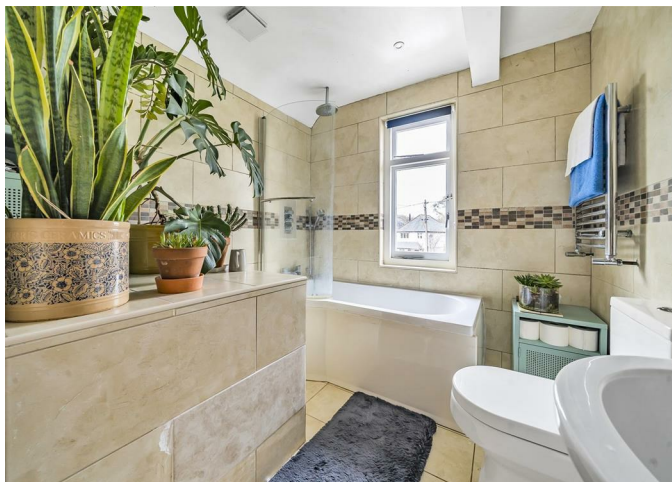
Driveway parking



**In the heart of the popular
village of Chiddingfold, a
spacious and beautifully
presented three bedroom semi-
detached Victorian house having
a large south facing garden.**

THE PROPERTY

2 Oak Cottages was originally built in 1888 and is set back from Woodside Road in the heart of this popular Surrey village. A particular feature is the extended ground floor finished in 2016 creating a modern family orientated open plan area linking the sitting room, dining room and kitchen/family room having doors opening out to the large south facing garden. On the ground floor is the reception hall with stairs leading to the first floor and a useful walk-in cupboard. To the front is the sitting room having a brick open fireplace and wood burner and a wide opening to the dining room which is open plan to the kitchen/family room with underfloor heating and patio doors leading out to the garden. Off the kitchen is a utility room with a separate cloakroom. On the first floor there are three bedrooms and a modern family bathroom with underfloor heating. On the second floor you will find a recently renovated attic room.



THE GROUNDS

The property is approached via its driveway which provides parking for two/three cars. There is a front lawn, stepped entrance area and wide access around the side to the gated rear garden where there is a natural stone sun terrace, outside lighting, steps up the lawn which is over 100ft in length and garden shed. The garden also featured in the recent 'Chiddingfold open garden' competition.

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.

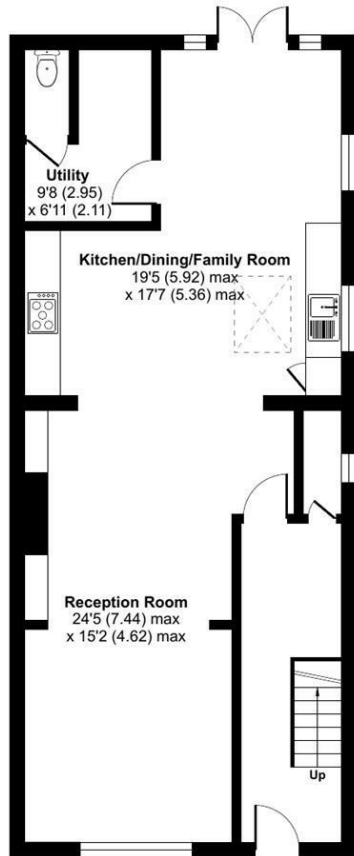
The surrounding area has much to offer with theatres in Guildford and Chichester, polo and golf at Cowdray Park, horse and motor racing at Goodwood and sailing out of Chichester Harbour. There are many acres of countryside; some of it National Trust owned where walking, cycling and horse riding can be enjoyed.

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

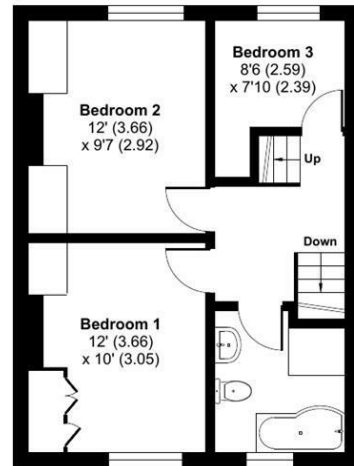
All distances approximate

Woodside Road, Chiddingfold, Godalming, GU8

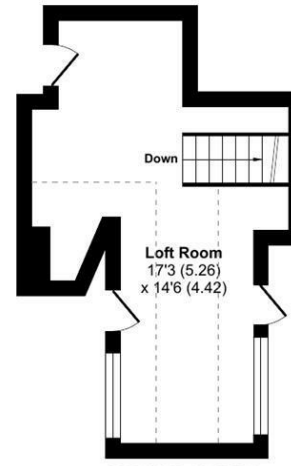
Approximate Area = 1378 sq ft / 128 sq m
 Limited Use Area(s) = 85 sq ft / 7.8 sq m
 Total = 1463 sq ft / 135.8 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1081521

LOCAL AUTHORITY

Waverley

COUNCIL TAX

Band E

SERVICES

Mains water, electricity, mains drainage
 gas central heating

9th February 2024 PM/dr

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		82
	65	
England & Wales		EU Directive 2002/91/EC

CG HASLEMERE OFFICE

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DIRECTIONS

GU8 4RS From our office in Haslemere High Street proceed north and upon reaching Grayswood turning right onto Lower Road. Proceed to the end then turn left onto Prestwick Lane. Continue until reaching the junction. Turn right towards Chiddingfold and Woodside Road will be found on the left and the property will be found after approximately 0.5 miles on the right hand side just after passing the Baptist Church.

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
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