

wpr

9 Pathfield | £625,000

Chiddingfold | Godalming | GU8 4QH



## 9 Pathfield

Chiddingfold, Godalming, Surrey GU8 4QH

£625,000 Freehold

- Haslemere Godalming 4.6/6 .5miles
- Haslemere/WitleyMLS 5/2.3 miles
- Guildford 12 miles
- A3 5.5 miles
- A27 20 miles

Quietly located and a well presented family home in an attractive village.

- Walking distance of village centre & school.
- Quietly located overlooking a green
- Adaptable accommodation
- 3/4 bedrooms & 2 bathrooms

**DESCRIPTION:** Our client's family have lived in the house since it was new carefully maintaining and extending their home to now provide adaptable and flexible accommodation for modern day living. The property enjoys light and airy open plan accommodation and has been extended on the ground floor with an additional room to provide either a bedroom, extra reception room or an office space with the benefit of a walk in shower room. There are 3 bedrooms and bathroom on the first floor. The kitchen, utility room, cloakroom have been refitted in recent years. The garden has been thoughtfully designed, flower borders planted with a variety of shrubs and flowers including azaleas and heathers. The front garden is primarily laid to lawn with a paved driveway providing parking for 3 cars. To the rear the garden is hard landscaped providing a great sun trap ideal for a BBQ.



**LOCATION:**

Within a ½ mile of the picturesque and favoured Surrey village centre with its lovely village green. Chiddingfold has a good selection of local shops including two general stores, post office and chemist plus Dr's surgery, together with the ancient church and catholic church, a choice of two pubs/restaurants, including the famous Crown Inn. St Mary's Primary School (catering for 5-11 year old) is just beyond the main village green and overlooks Chiddingfold's cricket green. Additional schools within the vicinity include those in Godalming, Milford and Haslemere. The nearest mainline station is in Witley (about 2.3 of a mile away), serving Waterloo in under the hour, whilst Haslemere & Godalming provide more comprehensive facilities. A series of footpaths and bridleways are also readily available to access miles of open walking and riding countryside.

**DIRECTIONS:**

From Haslemere proceed to Chiddingfold and bear left by the church into Coxcombe Lane, left into Ridgley Road and Pathfield will be found on the right.

**COUNCIL TAX** WBC Tax Band D

**SERVICES** All main services



# Pathfield Chiddingfold

Approximate Gross Internal Area = 128.1 sq m / 1379 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1044432)

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England, Scotland & Wales		EU Directive 2002/91/EC	

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