



01483 419300
www.emery-orchard.co.uk
FOR SALE



21 Yewens

Chiddingfold Surrey GU8 4SD

Offers In The Region Of: £700,000 Freehold



- Entrance Hall & Cloakroom
- Dual Aspect Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Four Bedrooms
- Two Bathrooms
- Double Glazing & Gas Central Heating
- Driveway & Double Garage
- Attractive Gardens
- No Onward Chain



A delightful and very well presented detached four bedroom family house providing bright and well planned accommodation that now offers potential for some updating. The property occupies a great location set within a small cul de sac close to the village centre with its excellent local shops, services, public houses, bus routes, St Mary's C of E primary school and only 2.2 miles from the station.







Main Line Station – 2.2 miles (Waterloo approx. 55 mins)

Village Centre – 0.7 miles Godalming – 6.5 miles

Primary School – 0.5 miles

Secondary School – 4.3 miles

Doctors – 0.5 miles Dentist – 3.6 miles

A3 – 6 miles M25 – 20 miles M3 – 19.5 miles

Council Tax Band – F Payable – £ 3,314.48 (2023/24)

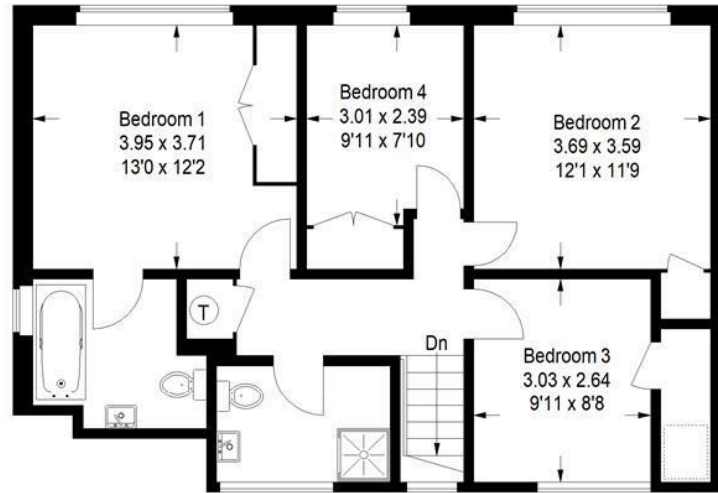
EPC Rating – D



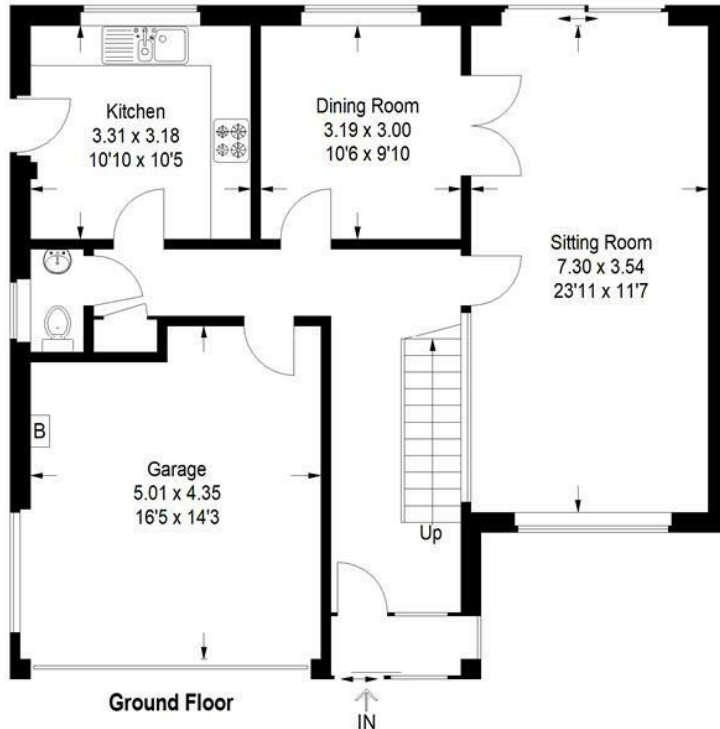
Directions: Proceed out of Godalming in a southerly direction on the A3100 turning right at the roundabout by the Inn on the Lake and continuing on under the railway bridge towards Milford village. On reaching Milford take the first turning left at the mini roundabout into Church Road and at the next roundabout take the first exit again this time on to the Petworth Road (A283). Continue through the villages of Witley and Wormley and on towards Chiddingfold and on reaching Chiddingfold take the first turning on your right hand side immediately before the cricket green into Woodside Road. Continue along Woodside Road and Yewens will then be found as the second turning on your left hand side. Number 21 will be found on your left just before the road bears round to the left.

Yewens, Chiddingfold

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.




First Floor



Ground Floor



Approximate Gross Internal Area
 Ground Floor = 89.9 sq m / 968 sq ft
 (Including Garage)
 First Floor = 67.1 sq m / 722 sq ft
 Total = 157 sq m / 1690 sq ft

 = Reduced headroom below 1.5 m / 5'0"



Emerald & Orchard
 ESTATE AGENTS

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Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary.

