



3, Knowsley Cottages Woodside Road

Chiddingfold Surrey GU8 4QT

Asking Price: £529,500 Freehold





- Easy Reach Of Village Centre & Main Line Station
- Tastefully Refurbished to a High Standard
- Potential for Loft Conversion (STNC)
- Living Room
- Dining Room
- Kitchen with Integrated Appliances
- Two Bedrooms & Bathroom
- Gas Central Heating
- 200ft Beautifully Maintained and Secluded Rear Garden
- Useful Home Office/Garden Studio



A two bedroom Victorian cottage tastefully refurbished by the present owners who have managed to retain much of the original charm and character of the house whilst incorporating modern day conveniences. The cottage which also offers potential for loft conversion (STNC) occupies an enviable and convenient location being within easy reach of the centre of the village with its excellent range of local amenities including two pubs, shops and popular primary school.











Witley Main Line Station – 1.6 mile (Waterloo approx. 55 mins)

Village Centre – 0.8 mile Godalming – 6.0 miles

Primary School – 0.0 mile

Secondary School – 3.8 miles - Doctors – 0.1 miles Dentist – 3.9 miles

A3 – miles 4.9 miles M25 – 19.4 miles M3 – 19.0 miles

Energy Efficiency Rating D

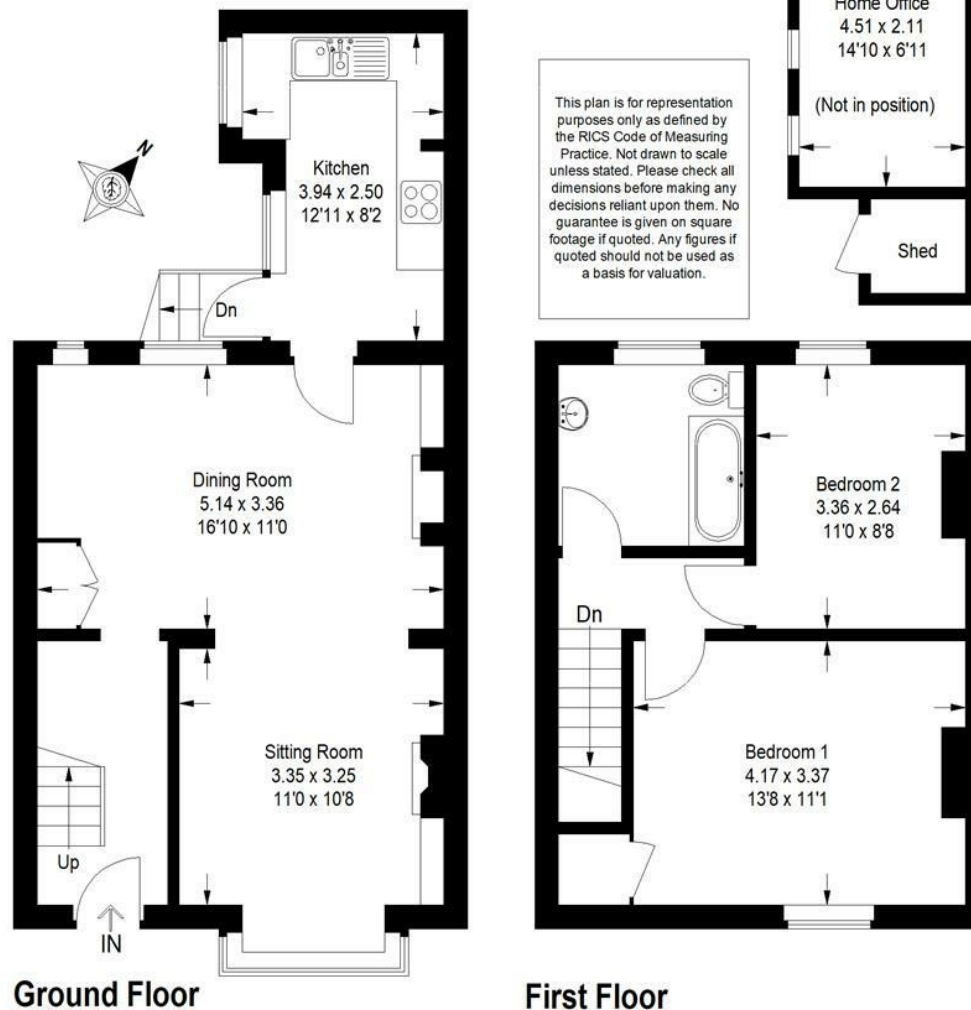
Council Tax Band – Payable £2403.36 (2024/25)



Directions: Leave Godalming in a southerly direction on the A3100 and on reaching Milford village take the first turning left at the roundabout into Church Road. Continue to the next roundabout and take the first exit again, this time onto the A283 Petworth Road. Continue through the village of Witley and on to Chiddingfold. Upon entering the village take the first turning on your right, just before the cricket green into Woodside Road. Continue along Woodside Road, bearing sharply round to the left and then number 3 Knowsley Cottages will be found on your right hand side after approximately 0.7 Mile



Approximate Gross Internal Area
Ground Floor = 45.9 sq m / 494 sq ft
First Floor = 35.3 sq m / 380 sq ft
Outbuilding = 11.1 sq m / 119 sq ft
Total = 92.3 sq m / 993 sq ft



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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.