



# Foxhanger Cottage North End Farm,

Chiddingfold Surrey GU8 4UX

Guide Price: £1,150,000 Freehold









- Lovely Semi Rural Setting
- Accessed off a Private No Through Road
- 1/3 Acre Beautifully Landscaped & Maintained Gardens
- Large Entrance Hall
- Sitting Room
- Family Room & Study Area
- Kitchen/Dining Room
- Four Bedrooms & Two Bathrooms
- Garden Studio/Home Office
- Converted Garage



A tastefully refurbished and extended Edwardian semi detached house providing spacious and adaptable family accommodation. The house occupies an enviable semi rural location set in a 1/3 acre plot accessed from a private lane and is located only a short distance from the village centre and main line station.























Witley Main Line Station – 1.3 mile (Waterloo approx. 55 mins)

Village Centre – 0.9 mile Godalming – 5.4 miles

Primary School – 0.8 mile

Secondary School – 3.1 miles - Doctors – 1.5 miles Dentist – 3.1 miles

A3 – miles 4.3 miles M25 – 18.3 miles M3 – 18.3 miles

Energy Efficiency Rating - C

Council Tax Band G – Payable £4,192.07 (2025/26)



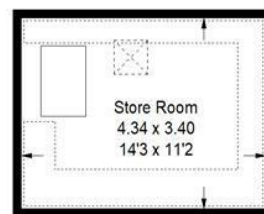
Directions: Proceed out of Godalming in a southerly direction on the A3100 turning right at the roundabout by the Inn on the Lake and continuing on under the railway bridge towards Milford village. On reaching Milford take the first turning left at the mini roundabout into Church Road and at the next 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. North End Lane will then be found just before you enter the village on your right hand side, just before the 30 mph speed restriction signs.



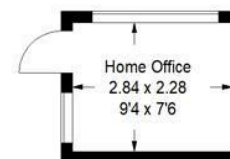
# Petworth Road, Chiddingfold

Approximate Gross Internal Area  
Ground Floor = 95.7 sq m / 1030 sq ft  
First Floor = 64.6 sq m / 695 sq ft  
Garage - Ground Floor = 27.6 sq m / 297 sq ft  
Garage - First Floor = 14.8 sq m / 159 sq ft  
Home Office = 6.5 sq m / 70 sq ft  
Total = 209.2 sq m / 2251 sq ft

ZOOPLA

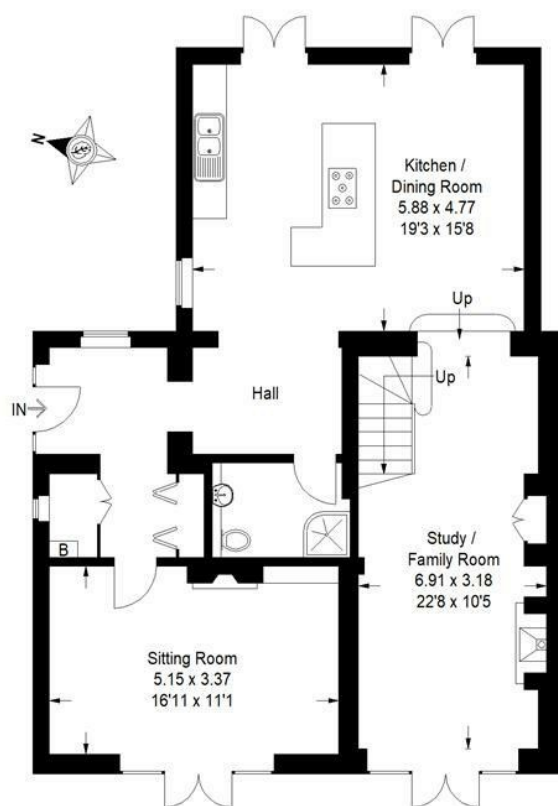


Garage - First Floor



(Not in position)

Reduced headroom  
below 1.5 m / 5'0

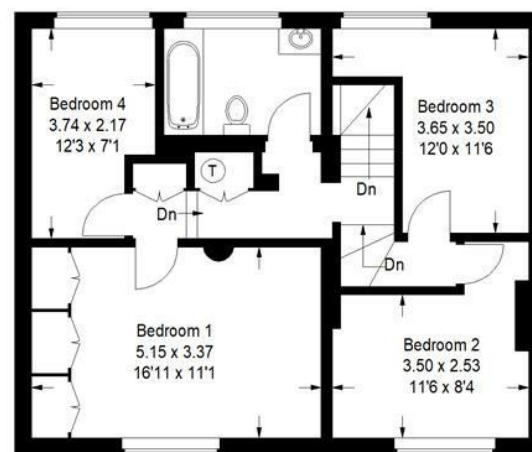


Ground Floor



Garage - Ground Floor

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



**Emery &  
Orchard**  
ESTATE AGENTS

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email:office@emery-orchard.co.uk

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.