



Brownies Gostrode Lane

Chiddingfold Surrey GU8 4SR
O.I.R.O: £450,000 Freehold



- Cash Buyers Only
- Potential To Improve/Redevelop
- Two Reception Rooms
- Four Bedrooms
- Two Bathrooms
- Driveway
- Large Integral Garage
- Attractive & Secluded Gardens
- Plot Approx. 0.2 Of An Acre
- No Onward Chain



Cash Buyers Only - An opportunity to purchase a four bedroom detached chalet style home, set in attractive and secluded gardens with the plot in all approx. 0.2 of an acre, offering potential for modernisation/redevelopment, subject to any necessary consents. The property currently provides accommodation that includes a large sitting room, dining room, kitchen, four bedrooms and two bathrooms. There is also a driveway and large integral garage. The property occupies a semi-rural location lying to the south of Chiddingfold with its excellent local shops, facilities, popular village pubs and St Mary's Primary School.







Main Line Station – 4 miles (Waterloo approx. 55 mins)

Village Centre – 1.8 miles Godalming – 8 miles

Primary School – 1.8 miles

Secondary School – 5.8 miles

Doctors – 2.4 miles Dentist – 5.5 miles

A3 – 7 miles M25 – 21.5 miles M3 – 21 miles

Council Tax Band – F Payable – £3633.12

EPC Rating – G

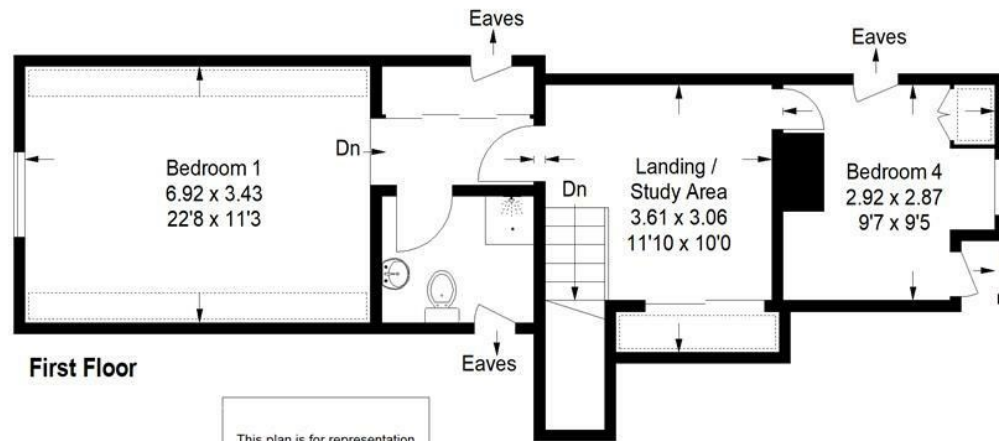


Directions: Leave Godalming in a southerly direction on the A3100 and on reaching Milford village take the first turning left at the mini roundabout into Church Road. Continue to the next roundabout taking the first exit again, this time onto the A283 Petworth Road continuing through the villages of Witley and Wormley and on to Chiddingfold. On entering the village, pass the village green on your left hand side and continue for approximately 2 miles and Gostrode Lane will be found on your left hand side, just before the petrol station.



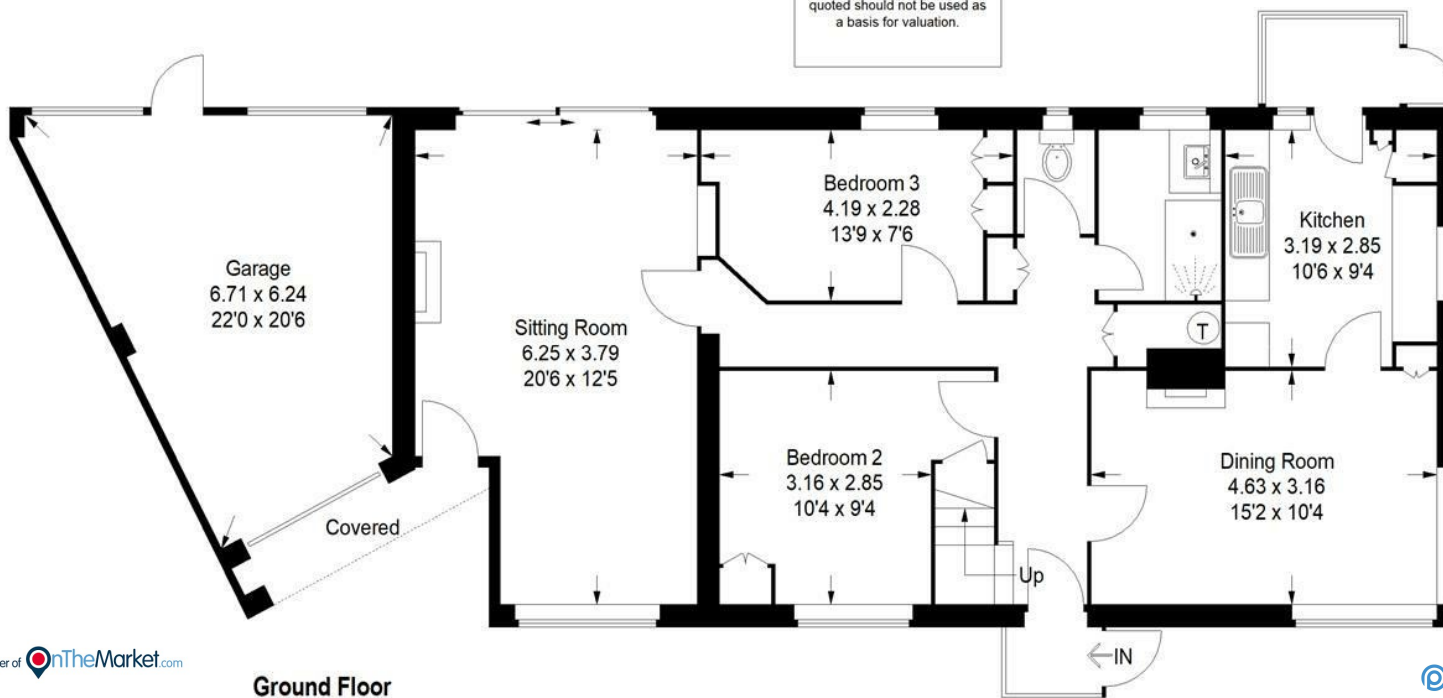
Gostrode Lane, Chiddingfold

Approximate Gross Internal Area
 Ground Floor = 90.5 sq m / 974 sq ft
 First Floor = 44.1 sq m / 475 sq ft
 Garage = 20.7 sq m / 223 sq ft
 Total = 155.3 sq m / 1672 sq ft



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.

Reduced headroom below 1.5 m / 5'0



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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.