



# 5 Fairfield Cottages Petworth Road

Chiddingfold GU8 4UB

O.I.R.O. £625,000 Freehold









- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Fitted Kitchen
- Three Bedrooms
- Two Bathrooms
- Two Garages
- South Easterly Facing Garden
- No Onward Chain



An attractive and individual three bedroom detached family house with south easterly facing garden and two garages, providing spacious accommodation with potential for some updating. The property occupies a convenient location being only a short walk from the village centre with its excellent local shops, facilities, popular village pubs, St Mary's Primary School, bus routes and only 2.7 miles from a main line station.















Witley Main Line Station – 2.7 miles (Waterloo approx 55 mins)

Village Green – 0.2 - miles

Primary School – 0.4 miles Secondary School – 4.3 miles

Doctors 0.9 – miles Dentist – 3.7miles

Godalming – 6.8 miles Guildford – 11.9 miles

Farnham – 13.3 miles Haslemere – 5.3 miles

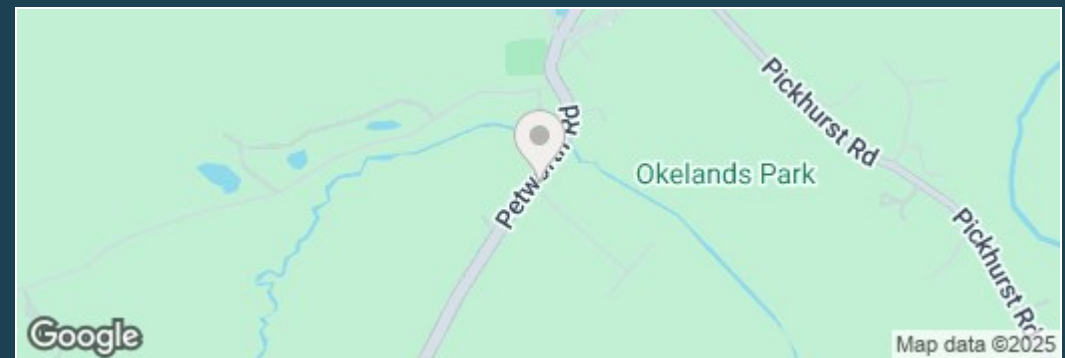
Gatwick – 31.7 miles Heathrow – 33.5 miles

A3 – 5.6 miles M25 – 20.3 miles M3 – 19.9 miles

Council Tax Band F - £3633.12p (2025/26) EPC Band- TBC



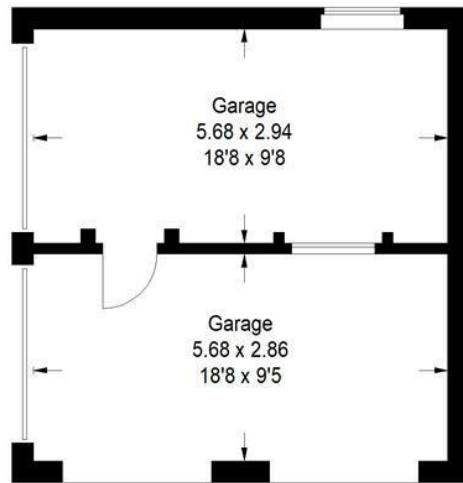
Directions: Leave Godalming in a southerly direction on the A3100 and on reaching Milford village take the first turning left at the mini roundabout into Church Road. Continue to the next roundabout taking the first exit again, this time onto the A283 Petworth Road continuing through the villages of Witley and Wormley and on to Chiddingfold. On entering the village, pass the village green on your left hand side and just as you exit the village, 5 Fairfield Cottages will be found on your left on the corner with Turners Mead, where you should see our For Sale board.







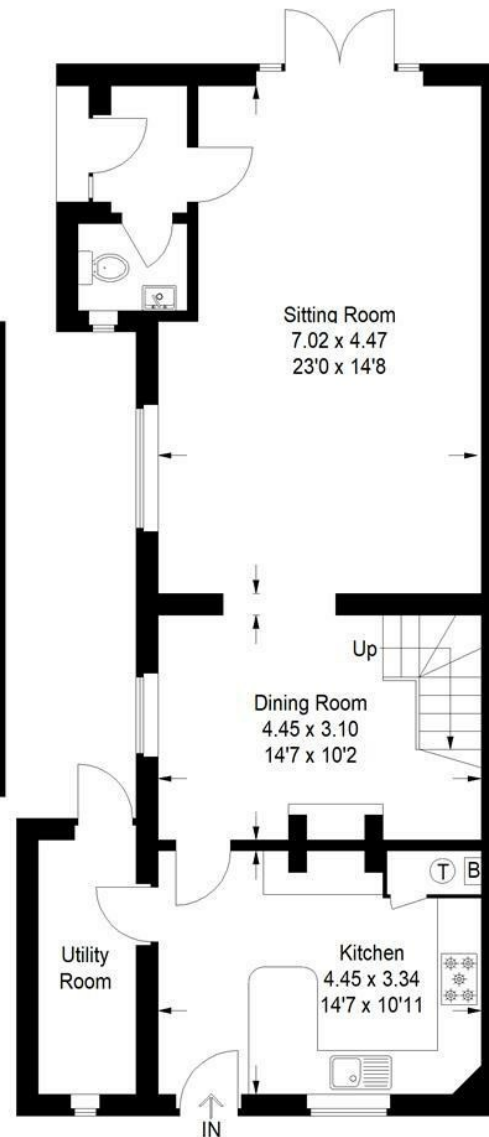
Approximate Gross Internal Area  
Ground Floor = 71.3 sq m / 767 sq ft  
First Floor = 63.7 sq m / 686 sq ft  
Garage = 33.9 sq m / 365 sq ft  
Total = 168.9 sq m / 1818 sq ft



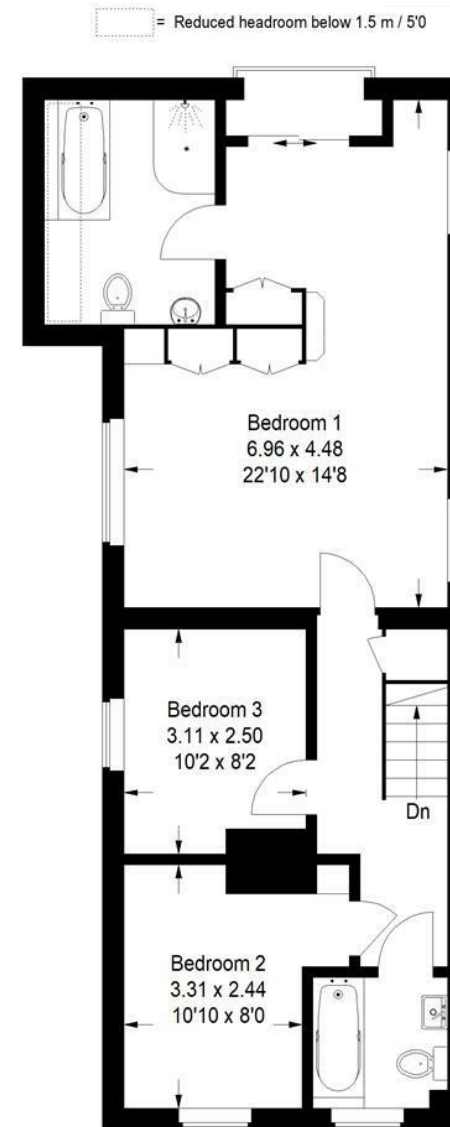
(Not in position)

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.

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Ground Floor



First Floor

PrimeLocation.com



**Emery &  
Orchard**  
ESTATE AGENTS

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Surrey  
GU7 1EB

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.

