



**Woodside Road, Chiddingfold, Surrey**  
**Guide Price £565,000 Freehold**

CLARKE  GAMMON  
1919

**1 MORTIMORE VILLAS WOODSIDE ROAD  
CHIDDINGFOLD SURREY GU8 4RP**

**Guide Price £565,000**

Attractive Victorian house	Village centre location
Three bedrooms	Sitting room
Dining/family room	Kitchen
Bath/shower room	Driveway parking
Character features	NO ONWARD CHAIN



**An attractive Victorian bay  
fronted semi detached house  
within the heart of the village,  
being sold with NO ONWARD  
CHAIN.**

#### **THE PROPERTY**

1 Mortimore Villas is within walking distance of the local school, picturesque village green and shops. The house has traditional bay fronted elevations, red brickwork and stone quoins with modern replacement double glazed windows. The property has an arched porch and front door opening into the hall which leads to the stairs and central dining/family room. At the front is the sitting room having engineered oak flooring and a fireplace with woodburner. At the rear, the kitchen has a good range of pine units, appliance space and a stable door to the patio and rear garden. Off the kitchen is the bath/shower room with a sloping ceiling and Velux skylights. On the first floor are three well proportioned bedrooms which have ornamental fireplaces, with bedrooms one and three also having wardrobes and newly laid carpets. Matching new carpets have also been laid in the hall, dining/family room, stairs and landing.



## THE GROUNDS

To the front is a gravel driveway, paved path low level brick wall and lawn. A side gate leads to the rear garden where a patio adjoins the house and leads to a detached timber shed, beyond which is a level lawn with stepping stone path and established hedged boundaries.

## SITUATION

Chiddingfold is famous for its picturesque village green and period properties and provides amenities including convenience store, doctors surgery, Boots chemist, traditional family butchers and tea room. There are three churches, two public houses and an excellent village primary school plus a good selection of state and private schools for all ages nearby. The area as a whole is surrounded by beautiful countryside, much of it National Trust owned. The A283 bisects the village and gives access to the A3 at Milford which provides links to London and the motorway network. There is a choice of railway stations nearby, the closest being Witley. More comprehensive amenities can be found in Haslemere, Godalming and Guildford.

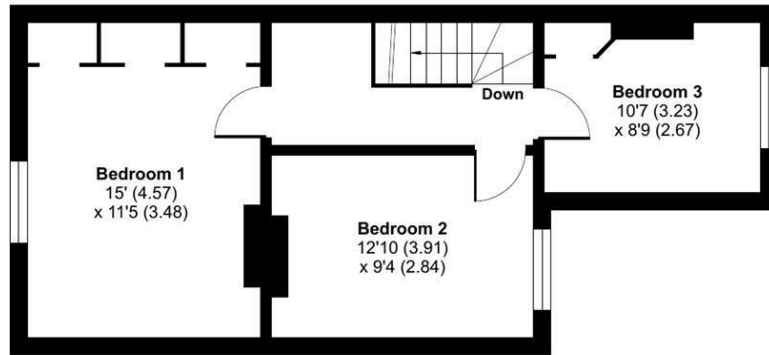
Village Green, shops and pubs 0.4 miles  
Village school 0.4 miles  
Witley main line station 2.5 miles  
Haslemere 5 miles  
A3 access at Milford 5.3 miles  
Godalming 5.7 miles  
Guildford 11 miles

All distances approximate

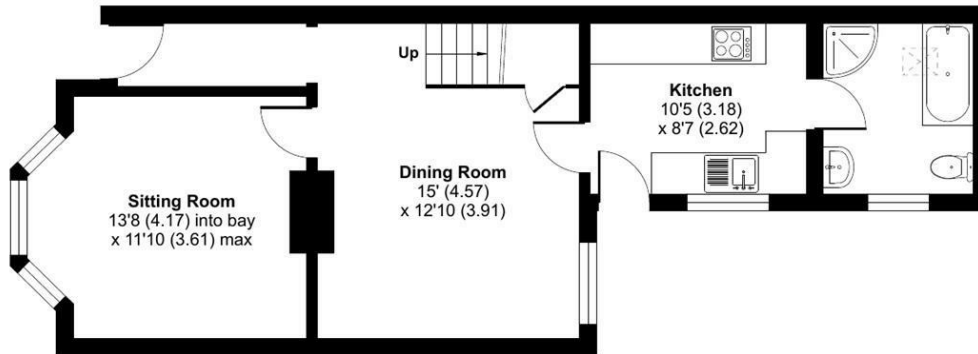
# Chiddingfold, Godalming, GU8

Approximate Area = 1022 sq ft / 94.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 999997

## LOCAL AUTHORITY

Waverley Borough Council

## COUNCIL TAX

Band D

## SERVICES

All main services, double glazing, gas central heating

3rd April 2024 PM/dr

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## CG HASLEMERE OFFICE

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## DIRECTIONS

From our office in Haslemere High Street proceed south turning left in Petworth Road by the Town Hall and proceed until reaching the T junction with the A283. Turn left towards Chiddingfold and when you reach the village take the left hand turn into Woodside Road where the property will be found on the right hand side shortly after passing Wildwood Close.

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
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