



Laurels, Woodside Road, Chiddingfold, GU8 4RJ

Offers In Excess Of £700,000 - Tenure: Freehold

Laurels, Woodside Road

Chiddingfold

- Three Bedrooms
- Extended & Modernised Character Property
- Garden Room & Store
- Wood Burner
- Gravelled Driveway With Off Street Parking
- Double Glazed Windows
- Stunning Kitchen With Bifold Doors
- Refitted Family Bathroom
- Dining Room With Feature Fireplace
- Downstairs Cloakroom

A beautiful three bedroom, semi-detached character property enjoying a prime location in the centre of the sought after village of Chiddingfold. Having been thoughtfully updated and extended by the current owners, Laurels offers stylish and versatile living accommodation throughout.

On entering the hall via the pretty covered porch, the large sitting room with new bay window and feature fireplace, housing a newly installed wood burner, enjoys a front aspect. The cosy sitting room extends back to the dining room where there is a second fireplace. Off the hall is a modern downstairs cloakroom, installed when the property was extended. The fabulous, extended kitchen is situated across the back of the property, with bifold doors taking in views of the attractive garden. The well appointed kitchen, with central island, benefits from underfloor heating, integrated appliances and a fantastic utility cupboard and larder space. New Karndean flooring runs throughout the downstairs, creating a seamless flow from room to room.



Laurels, Woodside Road

Continued Text & Directions

On the first floor are two double bedrooms and a superb family bathroom, refitted in 2021. The bedroom positioned to the front enjoys double fronted refitted feature windows. On the second floor is a bedroom with Velux windows to the front and a window to the rear looking out onto the garden and countryside beyond.

Outside, the pretty secluded rear garden provides a peaceful haven, with mature planted borders and lawn. At the bottom of the garden is a garden room, being used as a home office by the current owners, with useful adjoining store. There is a gate through to land at the rear (approximately 15 metres in depth) which is not in the deeds but used by a number of the houses on an informal arrangement, with playing areas and vegetable patches leading to a fenced off field which is privately owned. To the front of the property is a gravelled drive providing off-street parking. A side path with gate leads to the garden.

Having undergone such a sensitive and tasteful refurbishment throughout, Laurels is the perfect home for buyers seeking a turnkey home which offers both elegance and period charm with modern practicality.

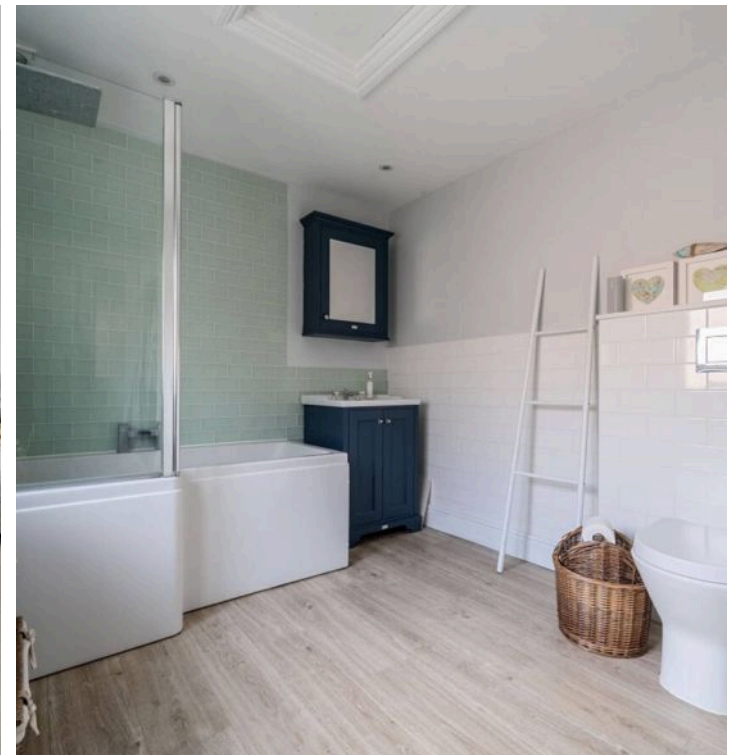
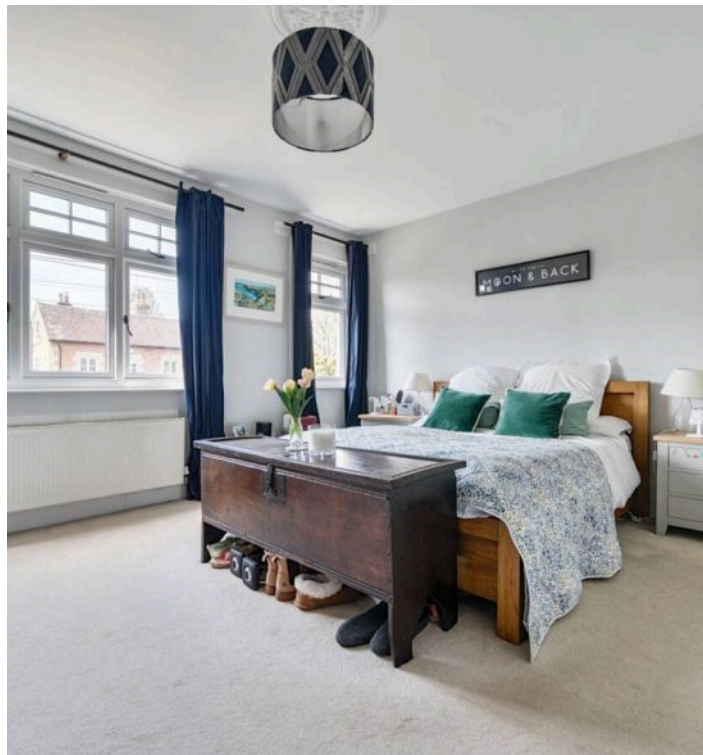
Mains: Gas, Electric, Water and Drainage

Waverley Borough Council Tax Band E (£3074.17)

EPC RATING: E

SATNAV: **GU8 4RJ** // What3Words: licks.sardine.bits

Instagram: Follow us @haslemerepropertyclub



Laurels Woodside Road

Location

Nestled in a charming Surrey village known for its historic character and natural beauty. Just a short walk away is St. Mary's Church, which stands as a medieval landmark, while Chiddingfold Forest offers scenic trails and wildlife spotting. The village green hosts local events, including the popular Bonfire Night. Nearby, The Crown Inn and The Swan Inn provide cosy dining and accommodation options, whilst Witley Station is just 2.1 miles away. There are shops in the village including a post office, and Elliott's café. With easy access to the surrounding countryside and a friendly village atmosphere and plenty of community activities, it's a great spot for both relaxation and exploration.





Woodside Road, Chiddingfold, Godalming, GU8

Approximate Area = 1218 sq ft / 113.1 sq m

Limited Use Area(s) = 144 sq ft / 13.3 sq m

Outbuilding = 131 sq ft / 12.1 sq m

Total = 1493 sq ft / 138.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1277292



Henry Adams - Haslemere

Henry Adams LLP, Georgian Court, High Street, Haslemere - GU27 2LA

01428 644002

haslemere@henryadams.co.uk

www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.