

Woodlands, Chiddingfold, Surrey







A stunning country home with a separate two bedroom annexe in a **quiet and rural position** set on the edge of one of Surrey's most desirable villages.

Summary of accommodation

Dining hall | Drawing room | Kitchen/breakfast room | Orangery | Study | Utility/boot room | WC

Principal bedroom with en suite bathroom | Six further bedrooms with four bathrooms (two en suite, one jack and jill, one family)

Annexe: Kitchen/sitting room | Shower room | Two bedrooms | Carport | Store room

Swimming pool with pool store and pool plant room | Green house | Pond | Paddocks | Tennis court

In all about 6.89 acres

Distances

Chiddingfold ½ mile, Witley 3.9 miles (London Waterloo 55 mins), Haslemere 6.4 miles (London Waterloo from 49 mins), Guildford 12.2 miles
(All distances and times are approximate)



Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford
GU1 3DE
knightfrank.co.uk

Nigel Mitchell
01483 617916
nigel.mitchell@knightfrank.com

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
knightfrank.co.uk

Julia Meadowcroft
020 7861 5390
julia.meadowcroft@knightfrank.com



Location

Woodlands is situated off a quiet country lane on the western side of Chiddingfold, one of the most sought-after villages in Surrey.

Based around its village green, Chiddingfold has a post office, general stores, coffee shop, traditional butcher and two public houses all within a short walk of the property. The village also benefits from a well regarded primary school as well as an active community centre with a village hall, doctor's surgery and various sports clubs.

Local shopping: There is an excellent range of general shopping and services at Haslemere, Cranleigh and Godalming. Guildford provides an even more comprehensive range of shopping, leisure and cultural amenities, including theatre, cinema and sports centre.

Schools: Private schools in the area include King Edward's at Witley, Prior's Field, Charterhouse, Cranleigh, Brookham and Highfield, Liphook and St Catherine's at Bramley, amongst many others. The village also has a primary and nursery school.





Airports: The international airports of Gatwick and Heathrow are easily accessible and there is a private airfield at Farnborough, about 20 miles away.

Communications: Woodlands is superbly located, with the A283 at Chiddingfold connecting to the A3 providing a fast link into London. Fast and frequent rail services to London are available from Haslemere, Witley (56 minutes to Waterloo), Milford and Godalming.

Recreational: Chiddingfold has its own cricket and golf clubs and there are a number of other good golf clubs within easy reach including Hankley Common, Liphook and further afield, The Wisley, Queenwood, The Royal Mid-Surrey, Sunningdale and Wentworth. There is polo at Cowdray Park, racing and flying at Goodwood and sailing all along the south coast, including Chichester Harbour and the beautiful beach at West Wittering. The area also offers ample opportunities for walking and riding in the beautiful Surrey Hills.

The property

Originally a Coach House, dating back to circa 1860, Woodlands is a magnificent residence nestled in an elevated position, offering a delightful outlook over its own paddocks, land and ponds with incredible privacy. This exceptional property boasts seven bedrooms and five bathrooms, providing an abundance of space and comfort for a luxurious lifestyle.





Step inside and be greeted by the grandeur of this elegant home. The spacious living areas have been designed by the latest owners with both style and functionality in mind, offering ample room for entertaining and relaxing. The modern farmhouse style kitchen has a large cooks table and opens up into orangery, with woodburner, that overlooks the scenic beauty outside.

The tranquillity of the property is further enhanced by its private and secluded surroundings. Escape to the beautifully landscaped gardens, designed by Raine Garden Design, 5 times award winner at the Hampton Court Flower Show. There is a swimming pool that invites you to take a refreshing dip on warm summer days, a delightful walled kitchen garden which boasts a pretty Alitex Greenhouse for the green-fingered. Two ponds are linked by a natural bridge, adding to the charm of the outdoor space, and providing a serene spot to unwind and enjoy nature's beauty. Crossing the bridge and following a winding path takes you to the tennis court that overlooks the paddocks and back to the house, offering a chance for some fun competitive spirit.









Approximate Gross Internal Floor Area

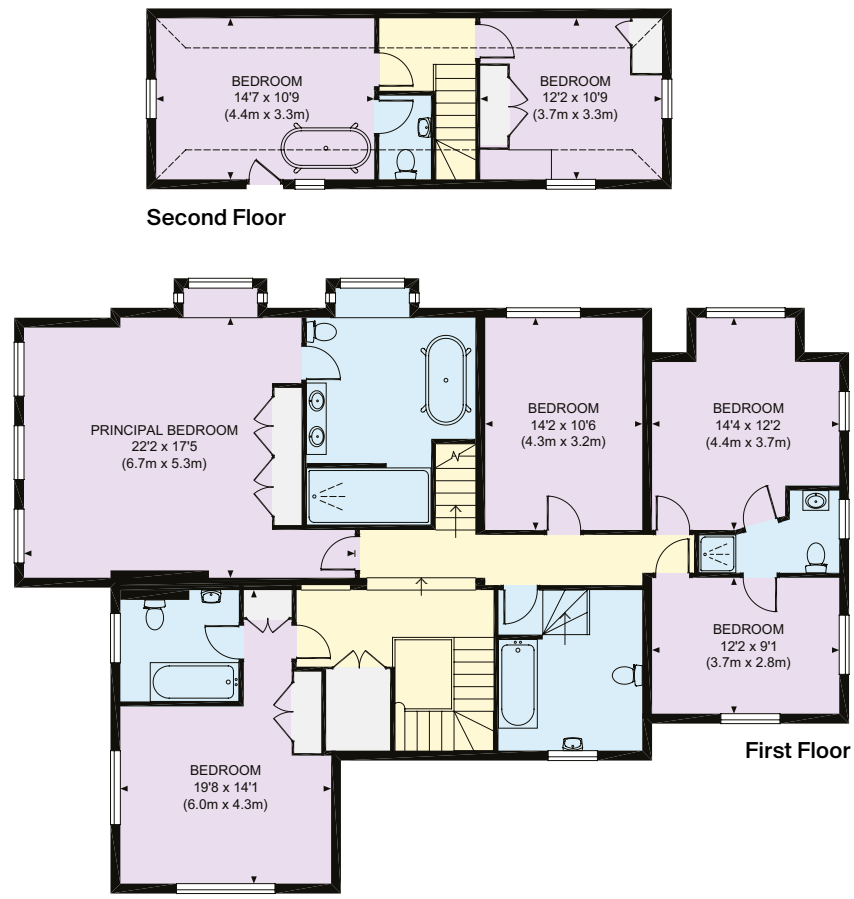
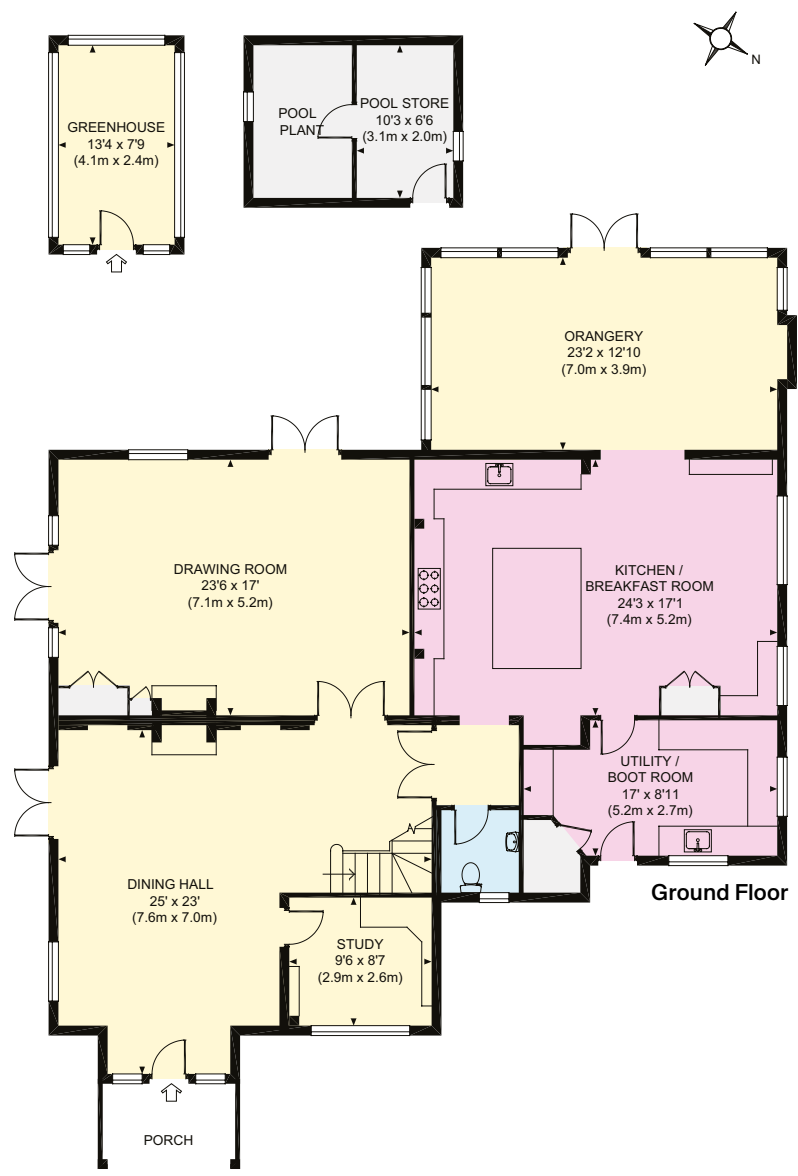
3850 sq ft / 357.7 sq m

Outbuildings: 2276 sq ft / 211.5 sq m

Total: 6216 sq ft / 569.2 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

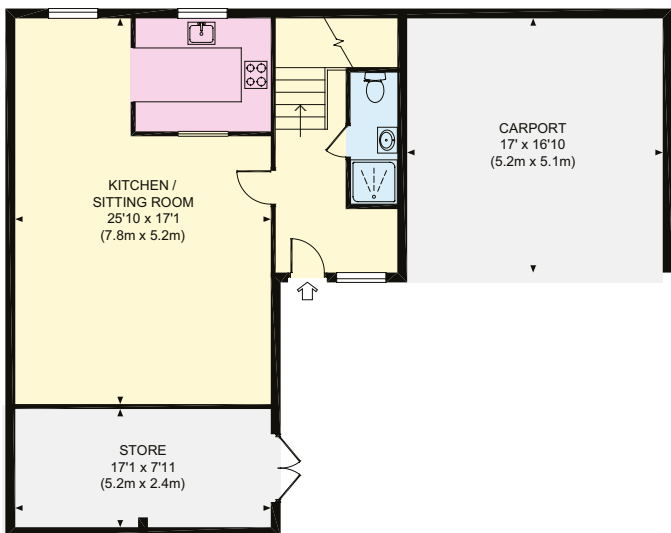
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Annexe



First Floor



Ground Floor



Annexe



Annexe



Annexe



As you approach the property, a long driveway leads you through the enchanting grounds, offering a sense of arrival and exclusivity. The proximity to the Chiddingfold village, located within 0.3 miles, ensures easy access to the vibrant local community and its amenities, while still enjoying the privacy and seclusion that this residence provides.

Directions (GU8 4SJ)

From London, follow the A3 south to the Milford exit and then follow the A283 towards Chiddingfold and Petworth. Continue into the village of Chiddingfold and, just beyond the village green, turn right into Mill Lane. Continue half way down the lane and on the right is signposted Woodlands. The electric gates will open towards you.

Viewing

Viewing by appointment only with the vendors sole agents Knight Frank.

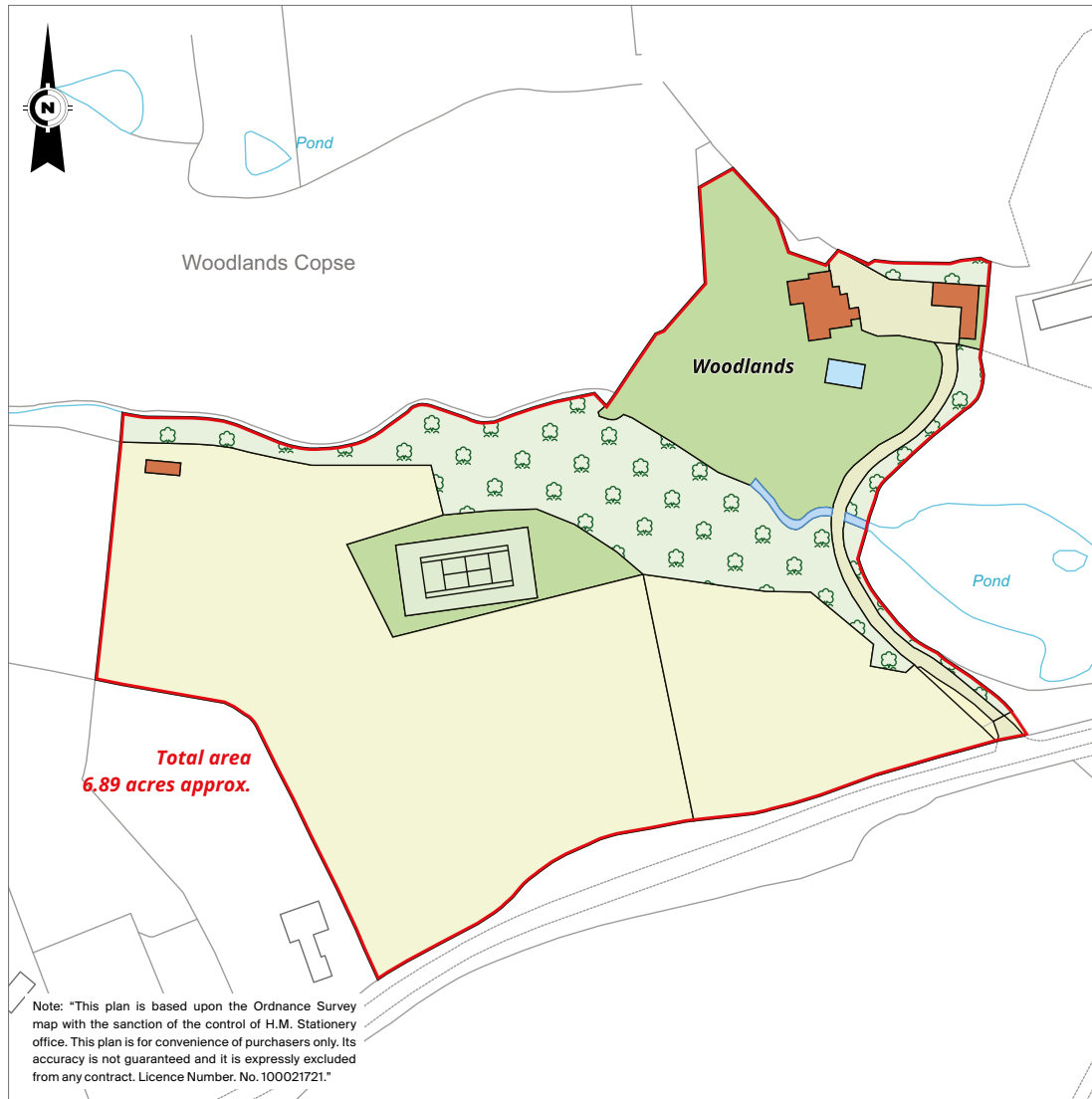












Services

We are advised by our clients that the property has mains water and electricity. Private drainage and oil-fired central heating, LPG gas for cooking and an air source heat pump for the swimming pool.

Superfast Broadband: This was installed in the last few years and provides Woodlands with fibre to the premises

Property information

Tenure: Freehold

Local Authority: Waverley Borough Council: 01483 523333

Council Tax: Band H

EPC Rating: Woodlands – D

Woodlands Annexe – C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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