



The Coach House, The Green, Chiddingfold, Surrey





A **stunning family home** situated on the green in the popular village of Chiddingfold.

**Summary of accommodation**

Entrance hall | Drawing room | Kitchen/breakfast room | Sitting room | Dining area | Garden room | Family room | Study  
Utility | Boot room | WC | Bedroom and en suite shower room

Principal bedroom with dressing room, dressing area and en suite bathroom | Three further bedrooms on the first floor sharing a family bathroom

A further bedroom with a bathroom on the second floor

Double garage with WC and storage above | Swimming pool

Tennis court | Immaculate gardens

In all about 0.96 acre

**Distances**

Witley 2.2 miles (London Waterloo from 54 miles), Haslemere 6 miles, Godalming 7 miles (London Waterloo from 43 minutes)

Guildford 12 miles, London 43 miles

(All distances and times are approximate)



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## Situation

The Coach House is perfectly positioned on the green in Chiddingfold village. Local amenities include two shops, a butcher and Boots pharmacy, two churches, a vet, medical centre, post office, primary school and several public houses all centred around the delightful village green.

Godalming, Haslemere and Cranleigh are all close by and offer good shopping and recreational facilities whilst the county town of Guildford is about 12 miles to the north.

Communications in the area are extremely good with excellent road and rail connections all within easy reach. The A3 is 15 minutes away by car and provides easy access to London to the north and the south coast and J10 of the M25 is approximately 20 miles away giving access to the national motorway network providing good access to London's international airports of Gatwick and Heathrow. The local mainline station is at Witley, a 6 minute drive away, offering a fast service to London Waterloo taking approximately 54 minutes.

The area has an excellent selection of schools including Cranleigh, St Catherine's Bramley, Charterhouse and Prior's Field at Godalming, Aldro at Shackleford and a number of other good private and state schools plus Guildford High School, Tormead and The Royal Grammar School in Guildford.

Sporting facilities include racing at Sandown, Epsom and Ascot. Polo at Epsom and Cowdray Park as well as mixture of horseracing, golf and motorsports at Goodwood. Golf at numerous well known courses throughout the area including the West Surrey at Godalming, two good courses at Liphook and a local course at Chiddingfold.

The surrounding area is renowned for its excellent network of bridleways and footpaths and offers many other opportunities for country pursuits.







## The property

Set within the heart of Chiddingfold Green, The Coach House spans to over 5,590 sq ft with six reception rooms and six bedrooms. Offering an idyllic retreat in one of the most sought-after villages.

The heart of the home lies within its beautiful southeast-facing kitchen, which is flooded with natural light, with an AGA and a large island at its centre. An adjoining dining space offers the perfect setting for both entertaining and everyday family life, while a garden room over looks the immaculate grounds. Adjoining the kitchen is a large reception room which is currently used as a playroom.

There is a stunning sitting room, with an open fireplace and a grand drawing room with vaulted ceilings, a majestic fireplace and mezzanine level. A curved study offers a tranquil space for work and faces a beautiful flowerbed, full of colour. Completing the ground floor is a guest bedroom and bathroom with a separate entrance and a large utility room.

The first floor comprises four well-proportioned bedrooms, including a sumptuous principal suite with an en suite bathroom and dressing room. On the second floor, there is also a secluded double bedroom with an en suite bathroom.



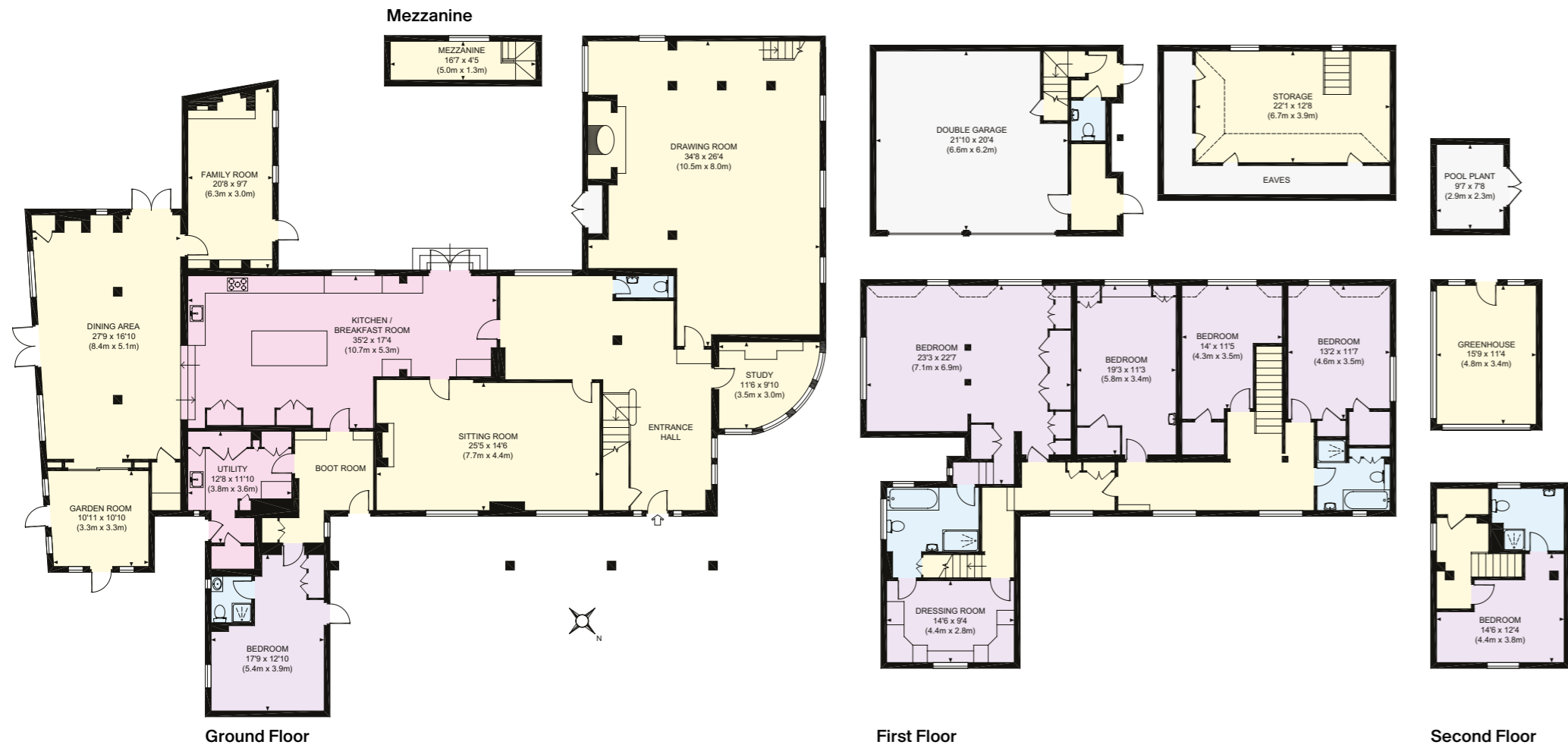
**Approximate Gross Internal Floor Area**

5,599 sq ft / 520.1 sq m

**Outbuildings: 1,069 sq ft / 99.4 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





## Gardens and grounds

Outside there is a large garage building with storage above and a gardeners WC. The gardens and grounds extend to around one acre and are immaculately cared for. There are a vast number of specialist plants, trees and shrubs. The white courtyard garden accessed from the kitchen is ideal for enjoying a gin and tonic or early morning coffee.

The exotic flowerbeds to the side of the property give a wealth of colour and interest, whilst the swimming pool area has been planted with a peaceful and tranquil vibe, leading onto the orchard and vegetable patch beyond.

## Services

The current owners have informed us that all the services are mains connected.



## Directions (Postcode GU8 4TU)

From London, head south on the A3 past Guildford and take the Milford exit. Proceed through Milford and pass through the two sets of traffic lights following signs for the A283. At the subsequent roundabout take the second exit, signposted A283 to Petworth, Witley and Chiddingfold. Remain on this road through Witley passing King Edward's School on the right and then straight down into the village of Chiddingfold. Turn left onto the road The Green and take the next right to follow The Green. The Coach House is found immediately on the left-hand side.

## Property information

Tenure: Freehold

Local Authority: Waverley Borough Council

Council Tax: Band H

EPC Rating: E



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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Particulars dated April 2024. Photographs and videos dated March 2024.

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