

Redlands Barn

Chiddingfold, Surrey



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A fantastic opportunity on the edge of Chiddingfold.

Chiddingfold centre 1.6 miles, Milford 6.6 miles (London Waterloo from 47 mins), Godalming 8.6 miles (London Waterloo from 43 mins), Haslemere 3.8 miles (London Waterloo from 57 mins), Guildford 13.1 miles (London Waterloo from 36 mins), Central London 45 miles.
(Distances and times approximate).



5



5



3

Summary of proposed accommodation

Ground Floor - Main hallway | Kitchen/breakfast/family room | Sitting/dining room | Home office | Utility/boot room | Cloakroom

First Floor - Principal bedroom suite | Two bedrooms with en suite shower rooms | Two further bedrooms | Family bathroom

Basement - Billiard room | Home cinema and leisure facilities including gym, an endless pool, sauna, steam room and shower room

In all about 1.24 acres

Situation

Redlands Barn is located on the western fringes of Chiddingfold, one of the most sought-after villages in Surrey. Based around its village green, Chiddingfold which is within 1.6 miles, has a post office, general stores, coffee shop, traditional butcher and three public houses, including the neighbouring Mulberry Inn. 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.

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.

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

Redlands Barn 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, Milford and Godalming.

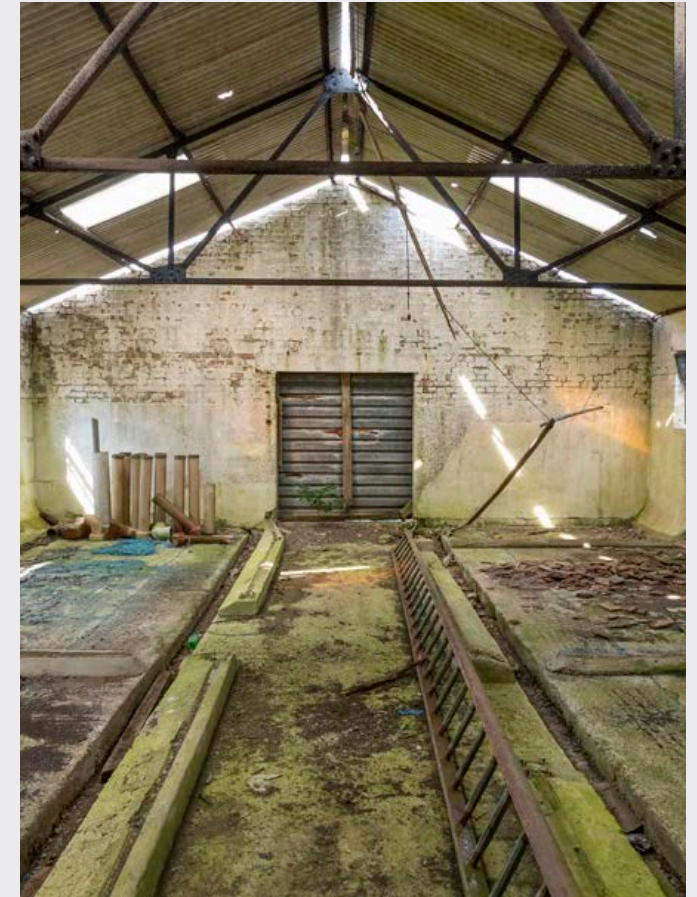
Chiddingfold has its own cricket and golf clubs and there are a number of other good golf clubs within easy reach including Hankley Common, Liphook and further afield, The Wisley, Queenwood, The Royal Mid-Surrey, Sunningdale and Wentworth. There is polo at Cowdray Park, racing and flying at Goodwood 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.

Roads: A3 Milford 7.6 miles, M25 (Wisley Junction 10) 21.6 miles.

Airports: London Heathrow 35 miles, London Gatwick 32 miles (via M25), Farnborough 22 miles.

(Distances are approximate).





Redlands Barn

Redlands Barn provides an exciting opportunity to convert the existing period barns into a contemporary home of about 4,572 sq.ft, on the edge of this highly sought after village.

Whilst we are offering for sale this opportunity for an incoming buyer to undertake these works themselves, our clients are happy to discuss being contracted to complete these works on behalf of the eventual buyer, at an additional cost.

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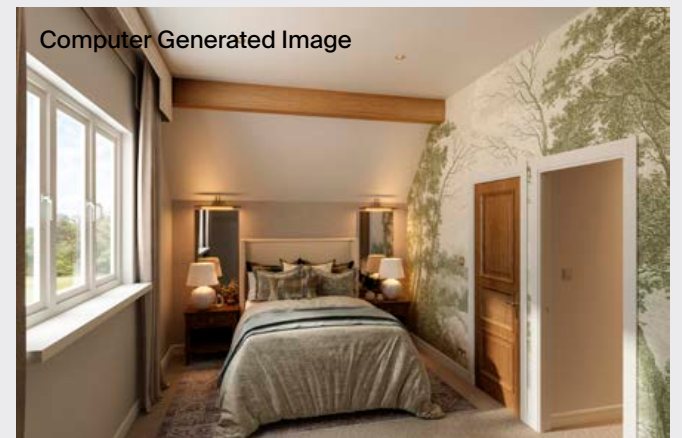
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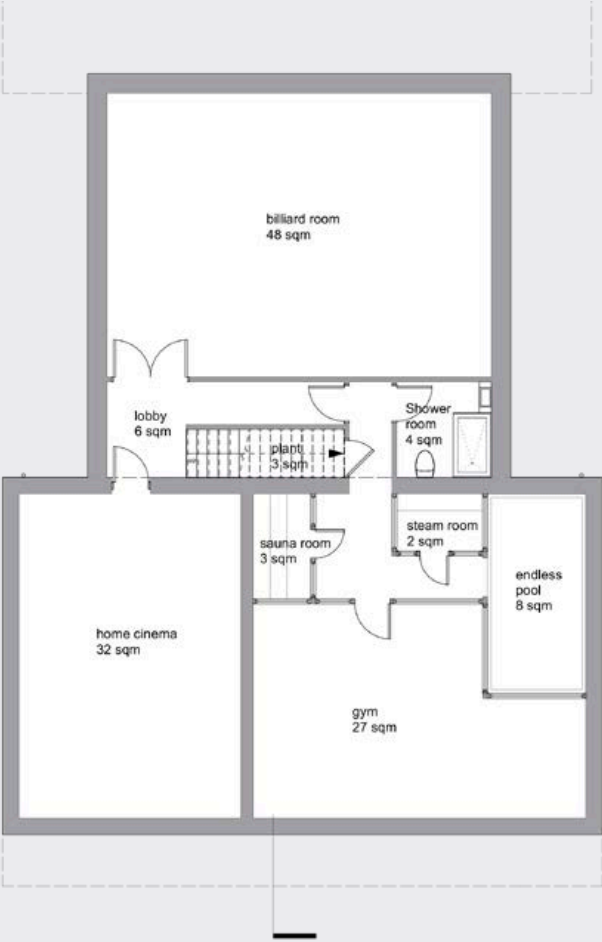
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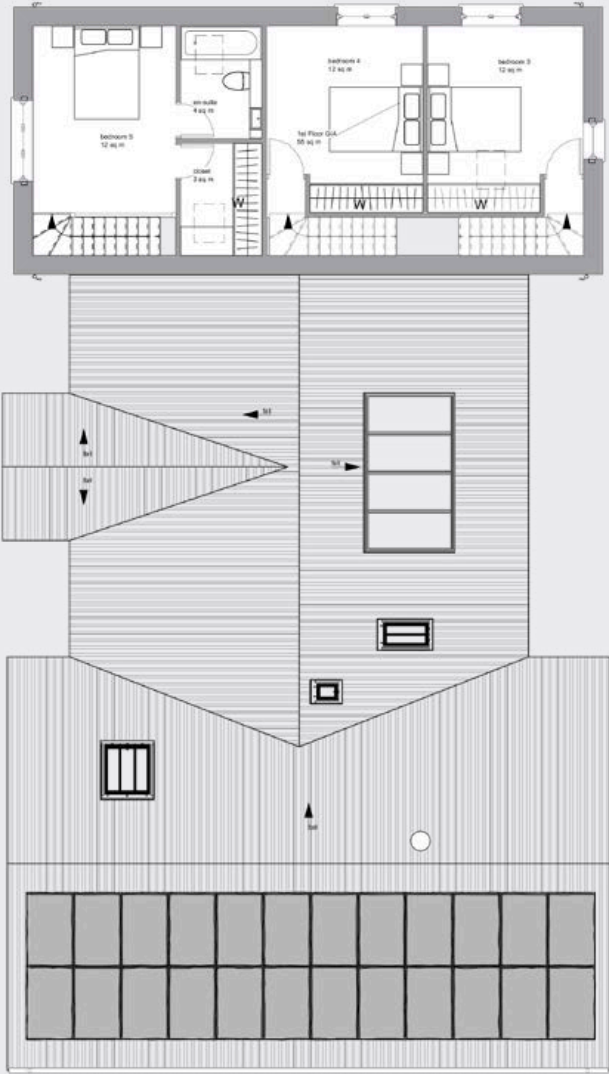
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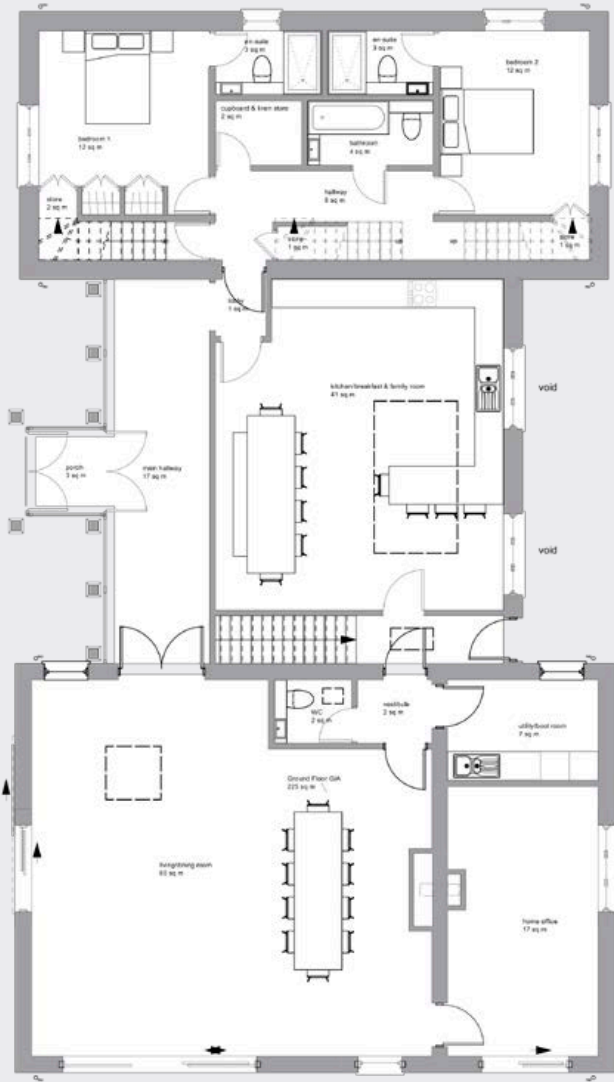




PROPOSED BASEMENT FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

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.

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Property Information

Planning Permission:

Planning permission has been granted by Waverley Borough Council for the erection of extensions and alterations to the existing agricultural buildings, to form a dwelling and associated garden, parking and access, following the demolition of other agricultural buildings. (ref: WA/2023/00374).

Services:

We are advised by our clients that mains water is in Gostrode Lane, electricity is on site but not connected. The buyer will need to install a private drainage system.

Tenure:

Freehold.

Local Authority:

Waverley Borough Council
01483 523333.

EPC:

Predicted Band A

Postcode:

GU8 4SR

What3words:

persuade.custodian.episodes

Viewings:

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



Guildford
2-3 Eastgate Court
High Street, Guildford, Surrey
GU1 3DE

Nigel Mitchell
01483 617916
nigel.mitchell@knightfrank.com

knightfrank.co.uk

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 March 2025. Photographs and videos dated September 2024 and February 2025.

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