

# Chantry House

Chiddingfold, Surrey







# Probably in one of the best positions, overlooking The Green.

Witley 2.2 miles (London Waterloo from 54 mins), Haslemere 6 miles (London Waterloo from 59 mins),  
Godalming 7 miles (London Waterloo from 43 mins), Guildford 12 miles (London Waterloo from 35 mins), London 43 miles  
(Distances and times approximate)



## Summary of accommodation

Reception hall | Drawing room | Sitting room | Dining room | Kitchen/breakfast room | Rear hall | Cloakroom | Utility room

Principal bedroom suite | Three further bedrooms | Family bathroom

## Garden and Grounds

Gravel driveway | Private terrace | Pretty gardens | Garage with office/studio to the rear

**In all about 0.69 acres**

## Situation

Chantry House is perfectly positioned on the northern side of The Green with a wonderful outlook down towards the Church. 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 six 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.

**Roads:** A3 Milford 5.4 miles, M25 (Wisley Junction 10) 19.7 miles

**Airports:** London Heathrow 35.3 miles, London Gatwick 31.4 miles



Chantry House painted by Kate Greenaway





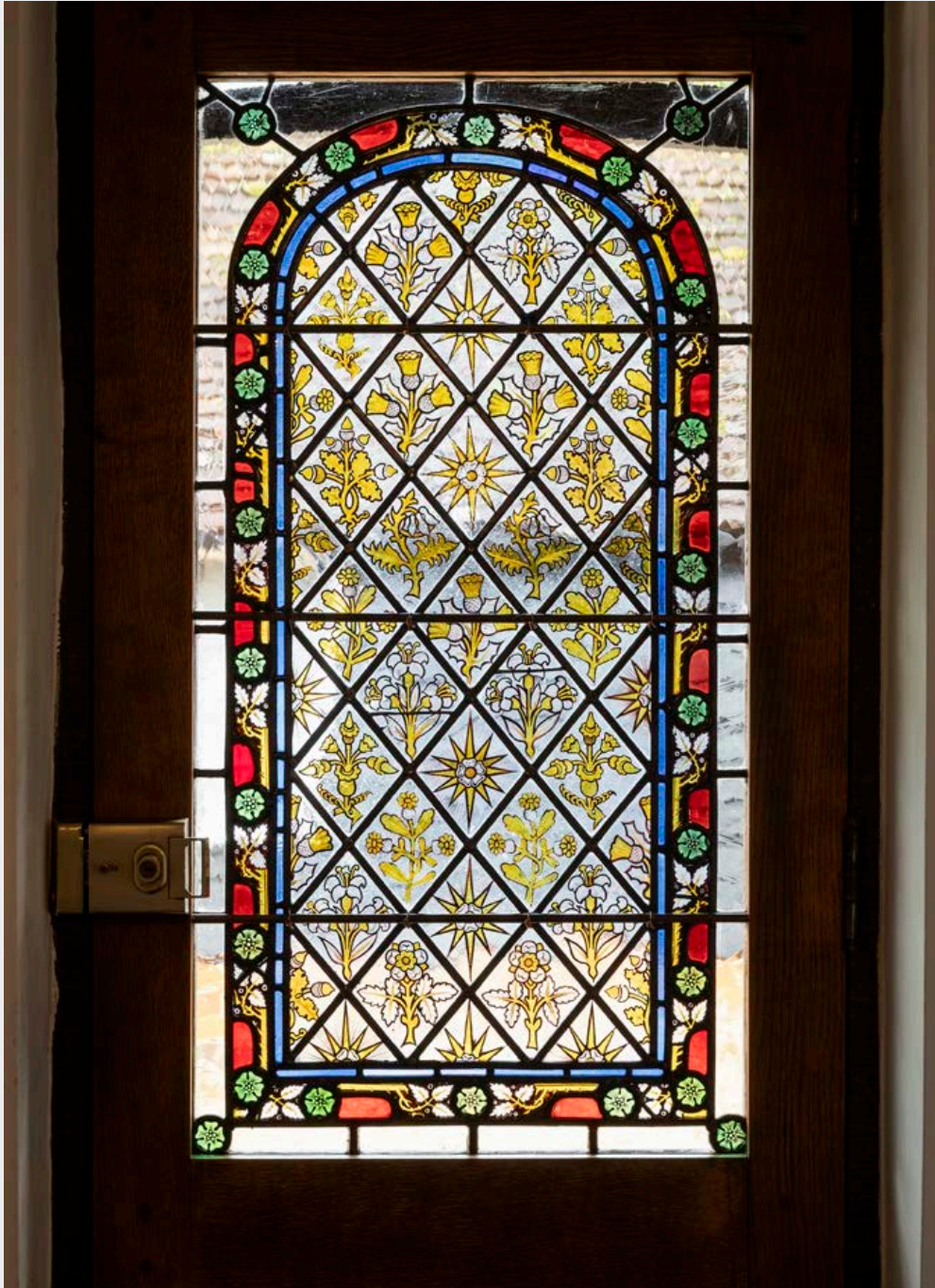
## Chantry House

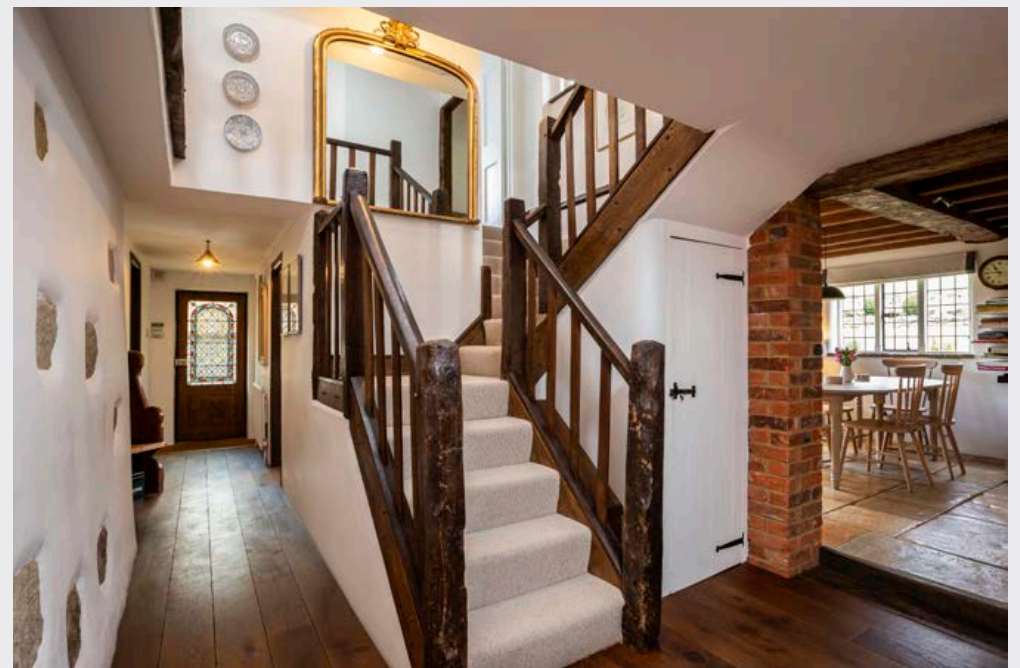
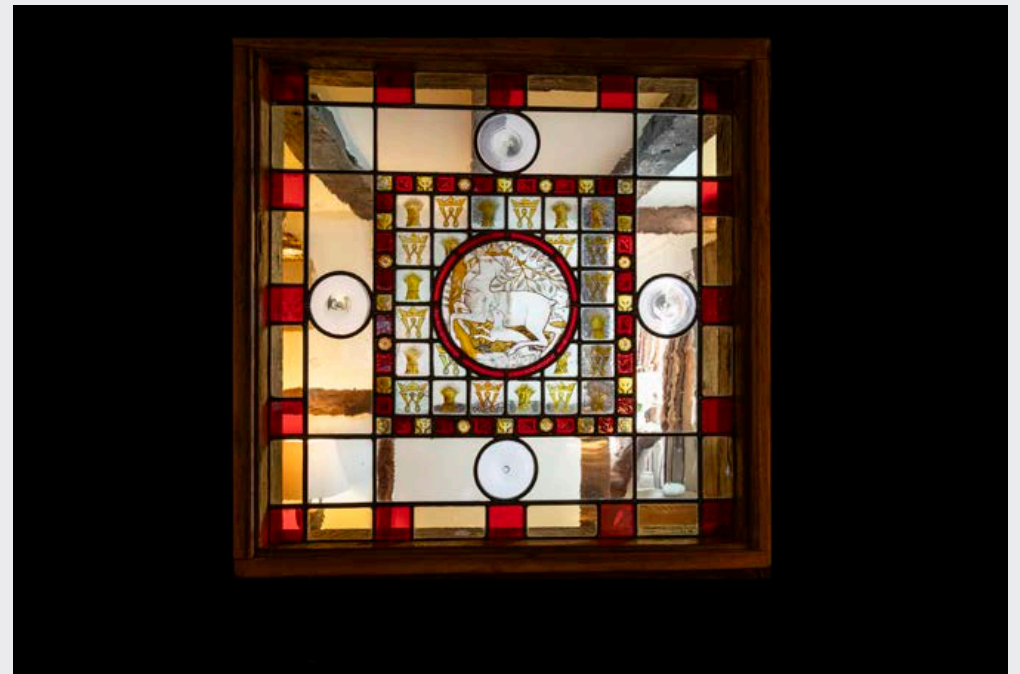
Chantry House is a very pretty Grade II listed house in a very special setting, facing south and overlooking Chiddingfold Green. The house dates back to the 16th century with 19th century additions.

Records from the Chiddingfold archives repute that the occupants of Chantry House in the 18th century were involved in smuggling contraband, along with the village rector! In the 1920s, the house was lived in by an order of Anglican nuns and they remained there until 1954 when the house was sold. Additionally, the well-known Victorian artist Kate Greenaway painted Chantry House, along with other pretty properties in the village.

Today Chantry House is presented in beautiful condition, combining modern facilities, whilst having kept so much of its original feature. Throughout the house is a wealth of exposed ceiling and wall beams, wooden floors and doors, lattice windows with elegant fittings and a focal staircase in the heart of the house leading up to the galleried landing.

Off the hall are three reception rooms, all with fireplaces and of note is the substantial drawing room that faces south, with generous proportions and an inglenook fireplace. Within a wall of this room are one of two beautiful stained-glass windows, in the house.













## BEDROOMS AND BATHROOMS





On the first floor, off the generous sized landing, are an excellent balance of bedrooms and bathrooms. The principal suite comprises a substantial vaulted bedroom with a magnificent structural beam and an outlook over The Green. For a house of this nature it is not usual to have such lofty ceiling heights within the bedrooms and such an abundance of cupboards.

Chantry House offers a buyer the chance of buying a very picturesque cottage, in a unique position, overlooking The Green of one of Surrey's most sought-after villages.





## Outbuildings

Adjacent to the house is a garage, with to the rear, an office/studio garage and cloakroom. Discreetly tucked away behind hedging is a garden shed.

## Gardens

The front boundary to the property stands out with its manicured high hedge and picket fence, proving a lot of privacy for such a central village position. Access leads into the gravelled driveway bordered by an area of lawn and flower borders and a gravelled pathway leading up to the front door.

To the rear of the house is a substantial and private terrace with stone retaining walls and flowerbeds leading up to an expanse of lawn with Magnolia trees and Rhododendrons. Centrally are two further sections of stone retaining walls with flower and shrub borders. The lawns extend up to the top boundary defined by mature oak trees. From here, you can enjoy the most wonderful view back over the village and beyond.





## FLOORPLANS

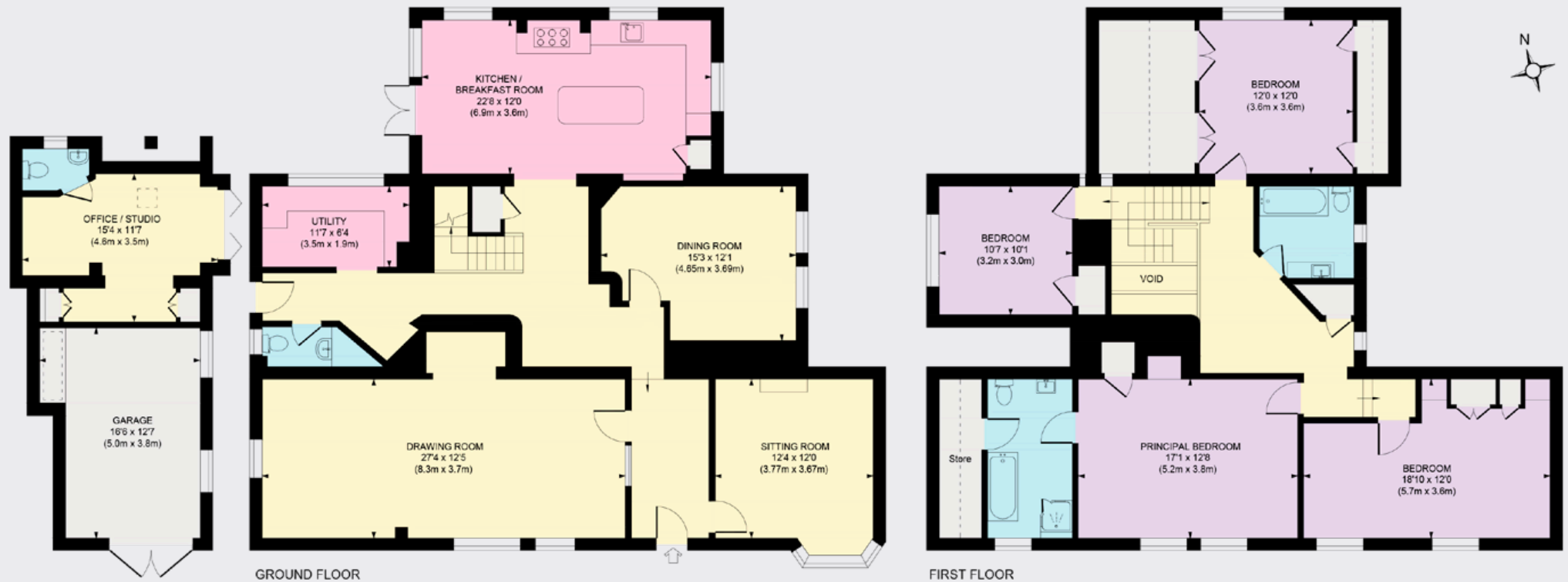
Approximate Gross Internal Floor Area

Main House: 2,853 sq ft / 265.09 sq m

Outbuilding: 175 sq ft / 16.28 sq m

Garage: 186 sq ft / 17.28 sq m

Total: 3,214 sq ft / 298.65 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.

## Property Information

**Services:**

We are advised by our clients that the property has mains water, electricity, drainage and gas fired central heating.

**Tenure:**

Freehold.

**Local Authority:**

Waverley Borough Council  
01483 523333

**Council Tax:**

Band H

**EPC:**

Band D

**what3words:**

///happen.carry.surnames

**Directions (Postcode: GU8 4TT):**

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. Upon reaching The Green on your left, turn immediately left onto Pickhurst road. Chantry House is the second house on your left.

**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

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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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