

# Park House

Chiddingfold, Surrey







# A stunning period property built in 1907 and set in beautiful grounds in excess of 4 acres located on the edge of the highly sought-after village of Chiddingfold.

Witley 3 miles (London Waterloo from 54 mins), Haslemere 6.2 miles (London Waterloo from 59 mins), Godalming 7.3 miles (London Waterloo from 43 mins)  
Guildford 13 miles (London Waterloo from 35 mins), London 43 miles Roads: A3 Milford 6 miles, M25 (Wisley Junction 10) 20 miles  
Airports: London Heathrow 36 miles, London Gatwick 31 miles  
(All distances and times are approximate)

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## Summary of accommodation


- Entrance hall | Drawing room | Study | Family room | Dining room | Kitchen/Breakfast room | Orangery | Boot room | Utility | Porch | WC
- Principal bedroom with dressing room and en suite bathroom | Two further bedrooms with en suite bathrooms on the first floor
- Two bedrooms and a further study/dressing room with a family bathroom on the second floor
- Double garage with extra storage space and a large play room/office above
- Shower and changing room | Generator room
- Swimming pool | Tennis court
- Set in all about 4 acres and 6,189 sq ft





# Situation

Park House is situated in the heart of Chiddingfold, a charming village with a rich history, nestled within the Surrey Hills Area of Outstanding Natural Beauty. 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 13 miles to the north. Communications in the area are extremely good with excellent road and rail connections all within easy reach.

 The A3 is around 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, around 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.



# Park House

Nestled within the picturesque village of Chiddingfold, Park House is a beautifully designed family home. The house dates back to 1907 and offers charm and character throughout. From the generous room proportions, to the large windows flooding the house with light this superb family home is simply exquisite. Perfectly positioned to offer both privacy and a beautiful outlook over the surrounding countryside, Park House is an exceptional residence, ideal for both family living and entertaining.







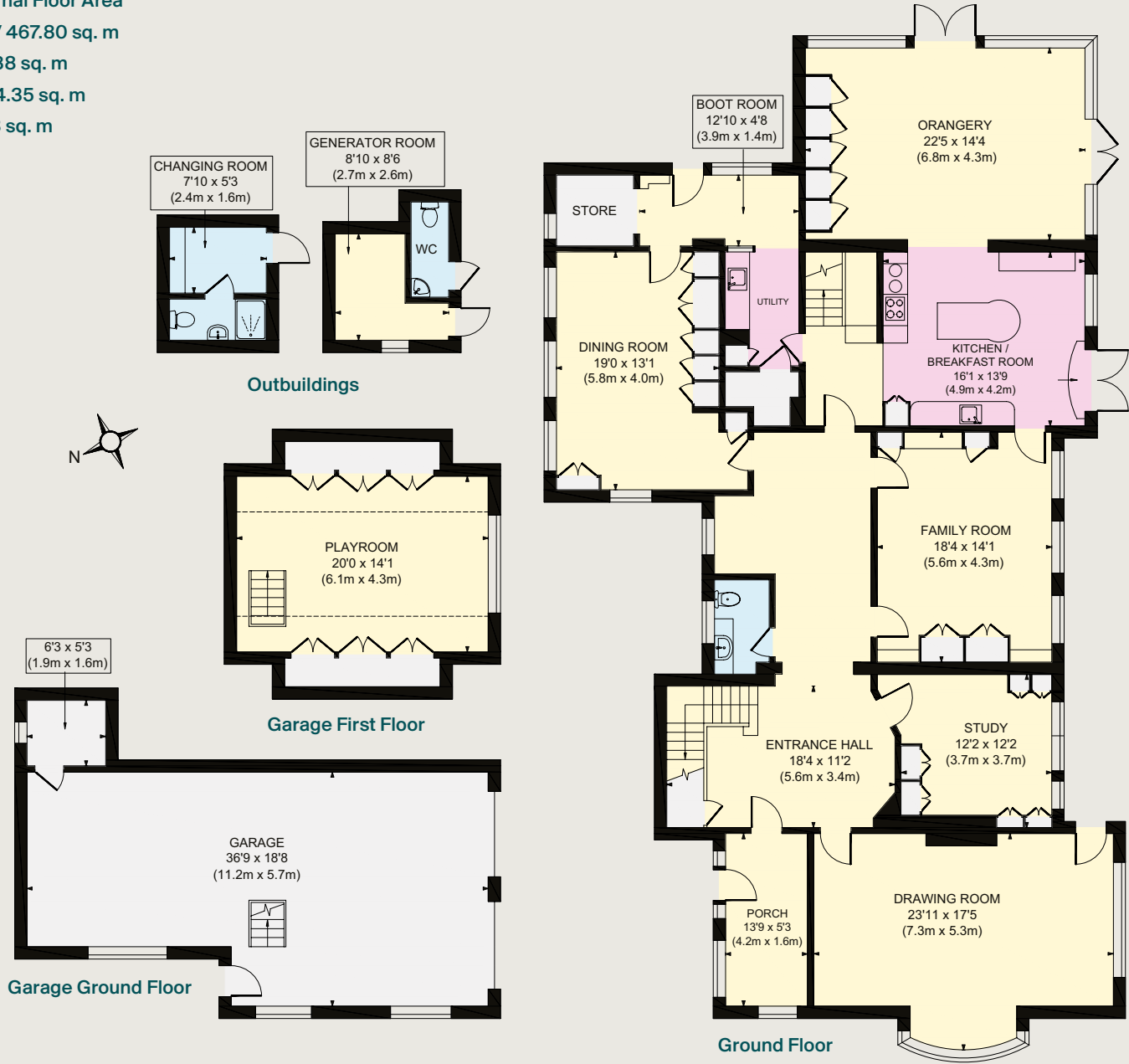






FLOOR PLAN

Approximate Gross Internal Floor Area  
Main House 5035 sq. ft / 467.80 sq. m  
Garage 1000 sq. ft / 92.88 sq. m  
Outbuilding 154 sq. ft / 14.35 sq. m  
Total 6189 sq. ft / 575.03 sq. m



FLOOR PLAN

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



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.











# Gardens and Grounds

Set within approximately 4 acres of land, the gardens at Park House are truly something special. The beautifully landscaped gardens have been thoughtfully designed to provide year-round colour and interest. Enclosed by a perimeter of woodland, the gardens offer a wonderful sense of privacy and seclusion, allowing for peaceful enjoyment of the natural surroundings.

There are two sun-drenched terraces, ideal for outdoor dining or simply soaking up the sunshine. In addition, the property boasts a swimming pool and a tennis court, offering the perfect balance of relaxation and recreation.







# Property Information

## Services

Our clients informed us that the property has mains water, electricity and drainage as well as oil fired central heating

## Local Authority

Waverley Borough Council: 01483 523333

## Council Tax

Band H

## EPC Rating

F

## Directions

Postcode: GU8 4TS

What3words: ///formation.foresight.tequila

## Viewing

Viewing by prior appointment only with the agents Knight Frank.







**Knight Frank Guildford**

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

**Nigel Mitchell**

01483 617916

[nigel.mitchell@knightfrank.com](mailto:nigel.mitchell@knightfrank.com)

**Knight Frank Country Department**

55 Baker Street  
London  
W1U 8AN

**Julia Meadowcroft**

020 7861 5390

[julia.meadowcroft@knightfrank.com](mailto:julia.meadowcroft@knightfrank.com)

[knightfrank.co.uk](https://knightfrank.co.uk)

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