



Regency Lettings & Property Management

Rystead Lodge Barn Buildings
Pockford Road, Chiddingfold
Surrey, GU8 4XS

Lettings: 01428 684540
www.rlpm.co.uk
valissa@rlpm.co.uk

Home Farm Court, Shillinglee, Chiddingfold, Surrey, GU8 4SY



Unfurnished - £2,450 pcm

This beautiful brick semi-detached barn conversion is situated in a rural location, in hamlet of Shillinglee between the villages of Chiddingfold and Plaistow on the Surrey/West Sussex boarder.

- Two Reception Rooms inc. 21' Sitting Room • Large 22' fitted kitchen / breakfast room •
- Three Double Bedrooms • Family Bathroom • En-suite Shower Room • New Carpets
- Enclosed Garden • Large rear patio • Sunny side terrace
- Off street parking • Superfast Broadband available

Available from 7th February 2026

Pets considered on a case by case basis

10 mins to Haslemere & Witley train stations, 20 mins to Billingshurst train station

Regency Lettings & Property Management Limited T/As Regency Lettings & Property Management
Company Registration No. 7581663
Registered Office: Chancery House, 30 St Johns Road, Woking, Surrey, GU21 7SA



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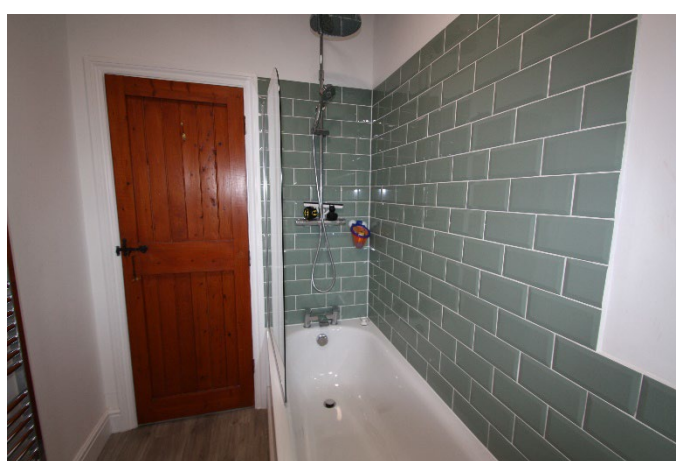
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The kitchen was newly installed in 2020 and is of a shaker style with wood worktops. There is ample room for a large table and chairs and double patio doors leading out the sunny side terrace.



The sitting room is 21' long and is dual aspect with double doors leading to the rear patio and garden. Adjacent is a good sized second reception room with built in storage and doors out to the patio.



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Newly installed family bathroom with shower over the bath, servicing two bedrooms a large double with built in cupboards and a large single. The master bedroom is front aspect with a recently installed en-suite shower room:



The rear garden is fully enclosed and secure with a lawned area, flower beds and large rear patio.



To the side of the property is a large sunny terrace with doors leading into the kitchen.





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The property has been newly carpeted throughout – the photos are of the old carpeting.

Parking is available with a space outside the garage (garage not included with the property) together with parking available within an off street courtyard adjacent to the property.

Positioned in the hamlet of Shillinglee between the beautiful village of Chiddingfold and Plaistow on the Surrey/West Sussex borders, with its green and 4 lakes and ponds. Within 5 minutes of Chiddingfold village offering three public house/restaurants, a family butchers, two convenience stores, a pharmacist, a coffee shop and a hairdressers. The village has a large doctor's surgery, three churches, and a village hall with twice monthly cinema, junior school, nursery and a vets. A short distance away is Witley train station with trains to Waterloo in under an hour. Within easy reach are the towns of Godalming (6.4 miles) and Haslemere (5.7 miles), with an extensive range of shops and recreational facilities and Guildford is approximately 11 miles further north. The area offers excellent road and rail connections within easy reach. The A3 being just 10 minutes away and provides access to London to the north, the south coast.

Pets considered on a case by case basis (cats unlikely)

EPC Band E

Council Tax Band F - £ 3,117.78 p.a.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



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Approximate Gross Internal Area = 116.68 sq m / 1256 sq ft
Garage = 19.28 sq m / 208 sq ft
Total = 135.96 sq m / 1463 sq ft



Illustration for identification purposes only, measurements are approximate
not to scale.

Floorplan by: www.epc4u.info

The garage is not available with the tenancy on this property. Parking is available outside the garage and in the courtyard parking area.