



North Brow, Ballsdown, Godalming, Surrey
Price Guide £1,300,000

CLARKE  GAMMON

North Brow

BALLSDOWN GODALMING SURREY GU8 4XJ

Price Guide £1,300,000 Freehold

An amazing opportunity to acquire this cherished and well presented family home built in the late 1960's. Located in a magnificent South facing, level and private plot of just under 2/3 of an acre, the property has huge potential to enlarge/extend subject to planning permission.

North Brow enjoys an established location in Ballsdown, Chiddingfold's premier private no through road featuring well spaced out individual homes in a quiet location off Ridgley Road, bordering picturesque countryside. Although North Brow mostly remains how it was constructed in 1968 and therefore lending itself to modernisation, it has clearly been a much loved family home and has the rare feature of having it's own self contained one bedroom 1st floor flat. The perfect annexe for visitors or an elderly relative, with separate access off the main porch and a balcony off the living room. Also on the 1st floor of the house are four bedrooms, all with their own character and identity complemented by the more modern family bath/shower room and landing with a vaulted ceiling.

On the ground is the entrance porch, which has a door to the annexe and separate door into the reception hall with attractive original wood parquet which continues into the impressive triple aspect living room, a light and airy room which also has an open fireplace. The double aspect kitchen/dining room has a good range of original units and breakfast bar and has a door into the utility room. This has a door into the downstairs cloakroom, a door into the double garage and door into the large conservatory sitting at the rear of the property.

The grounds and gardens at North Brow present an incredible blank canvas with excellent fundamentals of privacy, sceening and are South facing. The driveway with parking and turning space leads to the integral double garage with twin doors, power and light. Level and well manicured lawns wrap around the property on three sides, all bordered by established hedging.

- Individual late 1960's family house
- Huge potential to extend or modernise subject to planning permission.
- Kitchen/dining room
- Sought after no through village road
- Utility room & Cloakroom
- Self contained one bedroom 1st floor flat
- Triple aspect living room with fireplace
- Fabulous South facing plot of 2/3 of an acre
- 4 Bedrooms and family bathroom
- Large conservatory

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SITUATION

Chiddingfold is a picturesque village located in the Waverley district of Surrey, England. It lies within the Weald, an area known for its natural beauty and historical significance. The village is situated on the A283 road between Milford and Petworth, making it easily accessible. Chiddingfold is surrounded by beautiful countryside, including Chiddingfold Forest, a Site of Special Scientific Interest. The village green is a central feature, often hosting community events. The Crown Inn, one of the oldest inns in England, adds to the village's charm with its rich history dating back to 1285.

St Mary's C of E Primary School is the main educational institution in Chiddingfold. It is an academy within The Good Shepherd Trust, offering a nurturing environment and a comprehensive curriculum.

Chiddingfold is well-connected by road, with the A283 providing direct routes to nearby towns such as Haslemere (4 miles away) and Guildford (9 miles away). Public transport options include local bus services, and the nearest railway station is in Haslemere, offering regular services to London and other major destinations.



DIRECTIONS

From our office in Haslemere High Street proceed north for approx 1.5 miles until reaching Grayswood. Turn right by the Green into Lower Road and at the end turn left into Prestwick Lane. Continue until reaching the junction and turn right. Ballsdown will then be found on the right after about 0.6 mile with North Brow then found on the right

Chiddingfold Village: 0.9 miles
Haslemere Station: 5.1 miles
Farnham: 13.1 miles
Guildford: 12.9 miles
A3 Access: 9.7 miles

All distances are approximate

9th October 2026

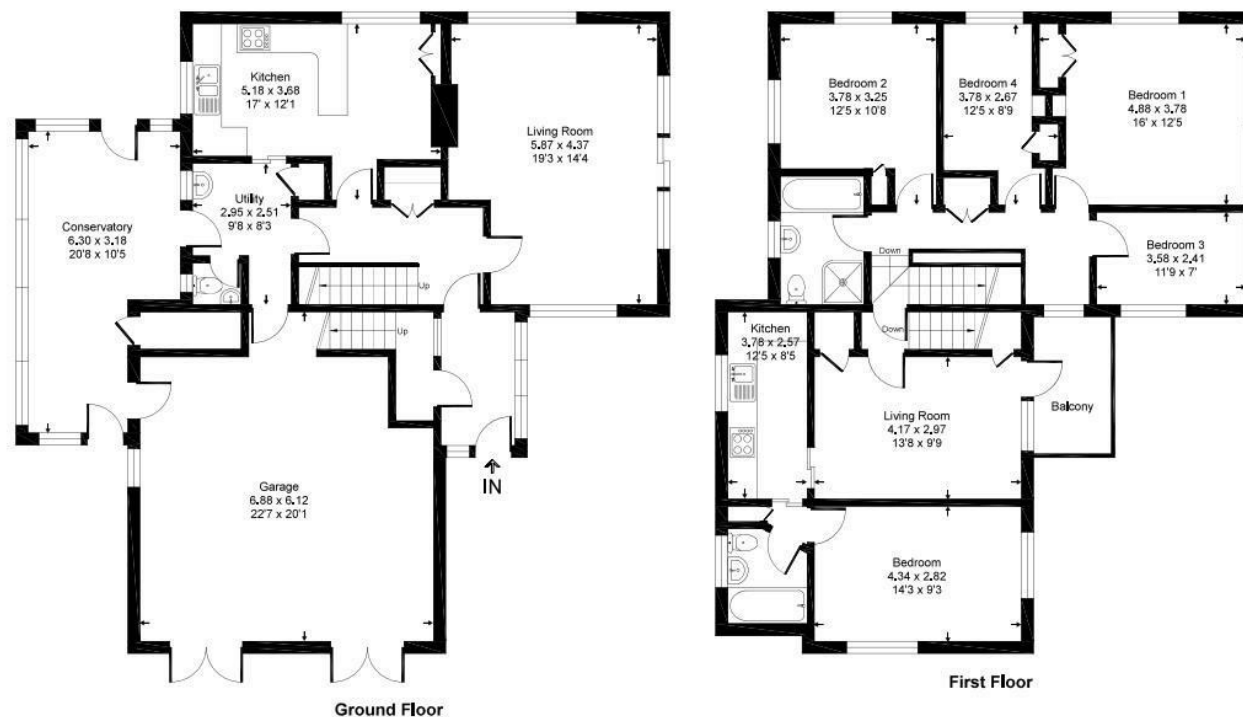
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

North Brow, GU8

Approximate Gross Internal Area = 186.1 sq m / 2004 sq ft

Approximate Garage Internal Area = 42 sq m / 453 sq ft

Approximate Total Internal Area = 228.1 sq m / 2457 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

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