



BARN COTTAGE  
CHIDDINGFOLD, SURREY



## A MUCH LOVED FAMILY HOUSE, ON THE EDGE OF THIS SOUGHT AFTER VILLAGE.

### ACCOMMODATION

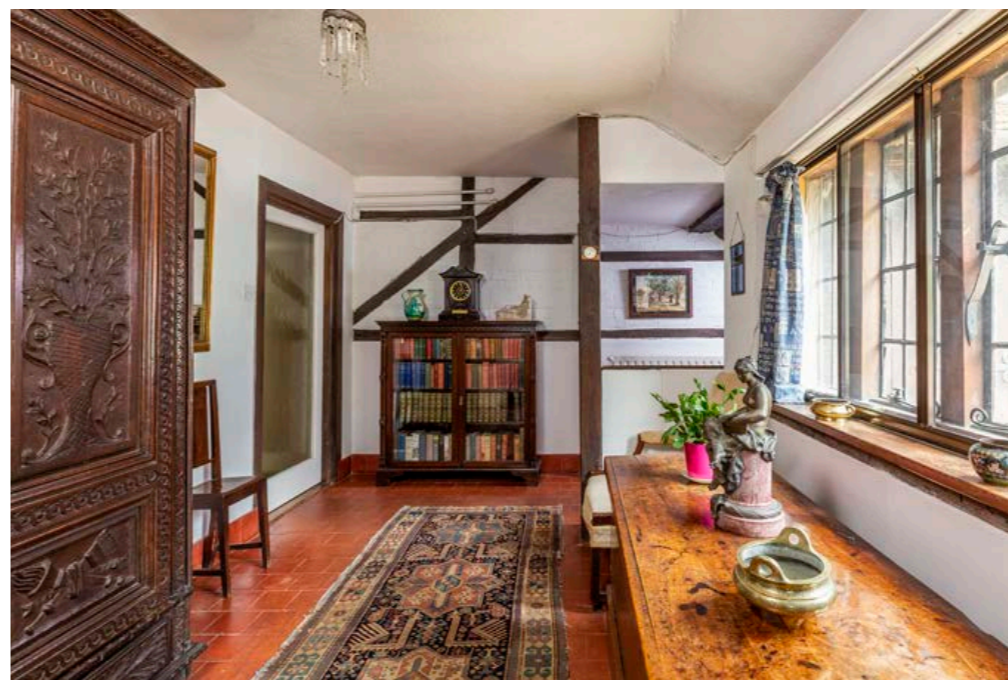
Entrance hall | Inner reception hall | Drawing room | Dining room | Sitting room | Flower room | Butler's pantry |  
Kitchen with Aga | Utility/boot room | Cloakroom  
Principal bedroom suite | Four further bedrooms | Shower room

Range of outbuildings comprising the playroom, wood and mower shed and double garage

Coach house/stables | Hard tennis court

Garden, paddock land and woodland

**In all about 75.8 acres**



## SITUATION

Barn Cottage is located on the southern side of Chiddingfold, off High Street Green overlooking fields and woodland. Within Chiddingfold, 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, an eight minute drive away, offering a fast service to London Waterloo taking approximately 56 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.

**Distances:** Witley 3.9 miles (London Waterloo from 56 mins), Haslemere 8 miles (London Waterloo from 50 mins), Godalming 7.9 miles (London Waterloo from 43 mins), Guildford 12.7 miles (London Waterloo from 35 mins), London 43.6 miles.

**Roads:** A3 Milford 6.7 miles, M25 (Wisley Junction 10) 22 miles.

**Airports:** London Heathrow 37 miles, London Gatwick 28 miles.

(Distances and times approximate)



## BARN COTTAGE

Barn Cottage is a striking country house that, we are advised by our clients, dates back to the end of the 19th century and which we are advised was built out of materials from period cottages from Dunsfold. The property has been in the same ownership since 1957, was extended in the 1930s and now provides an incoming buyer with the opportunity to place their mark on it.

Over 100 years old, it possesses many period features including exposed beams, a mixture of tiled, parquet and wooden boarded floors, beautiful oak doors, extensive fireplaces and some oak windows plus a south facing rear porch.

When the house was built, thought was given to the positioning of the principal rooms and the house has a glorious south-facing outlook over the grounds and unspoilt countryside beyond.





Outbuildings



The Coach House

## OUTBUILDINGS

On the eastern side of the house are a range of wooden outbuildings comprising: the playroom, the woodshed, the mower shed and the double garage. To the rear of these are also lean to sheds, in addition to a greenhouse.

In the western corner of the grounds, beyond the tennis court is the coach house/stables.



## GARDEN AND GROUNDS

Barn Cottage is approached into a gravelled driveway that swings through double gates, that culminates in a turning circle to the front of the house. On the other side of the house is a stone terrace. Extending away, the wide expanse of lawns extends in a southerly direction to the hard tennis court and down to the estate fencing with the paddock and orchard beyond. Within the orchard are damson, apple, plum and pear. The gardens and grounds, described above, amount to 8.9 acres.



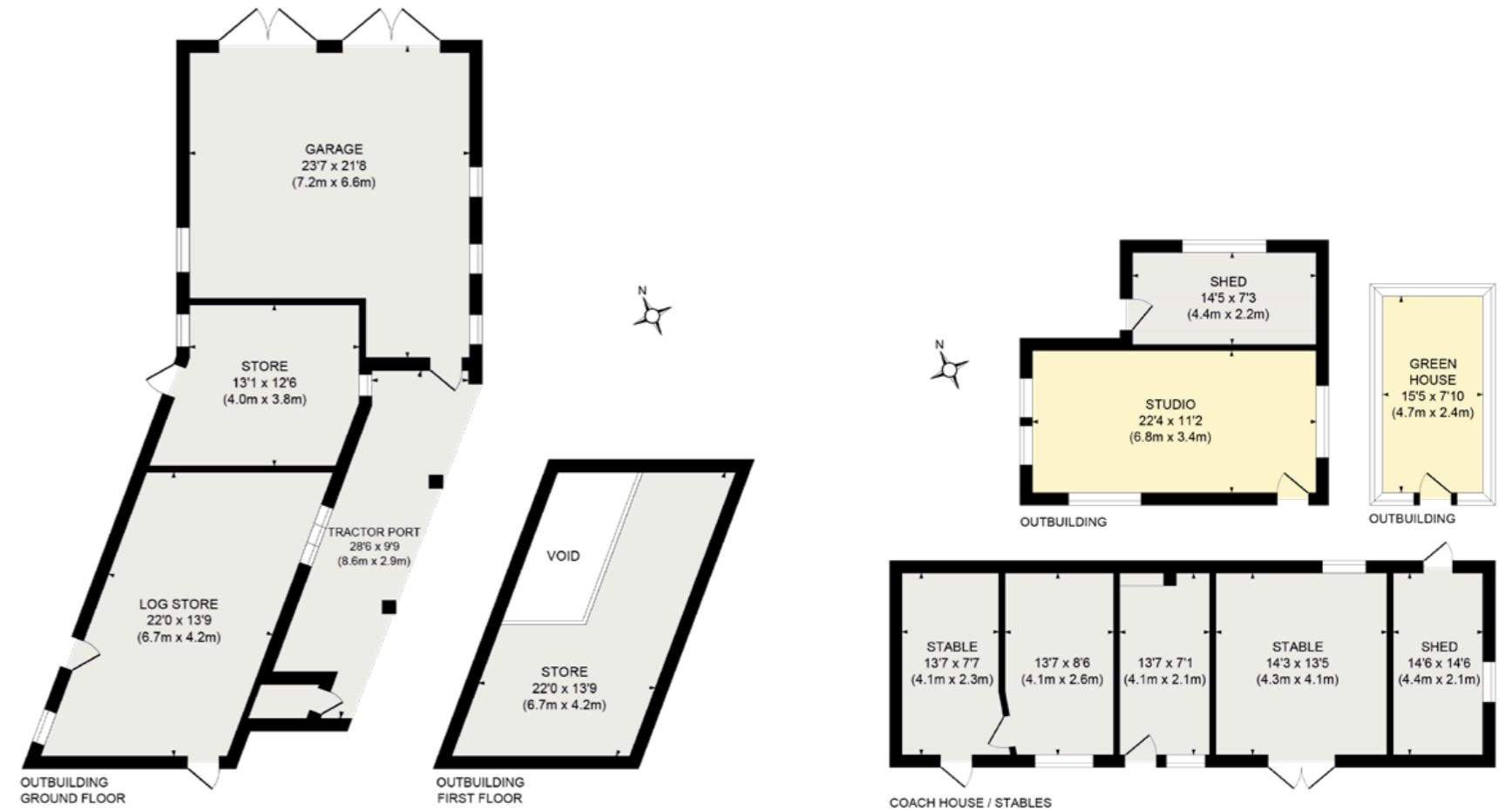
## THE WOODLAND

There is 66.9 acres of woodland known as Birchen Copse that lie to the south of Barn Cottage comprising predominantly oak woodland, with many open tracks providing a wonderful environment to walk, ride and cycle. This has a separate entrance out onto the Dunsfold Road.



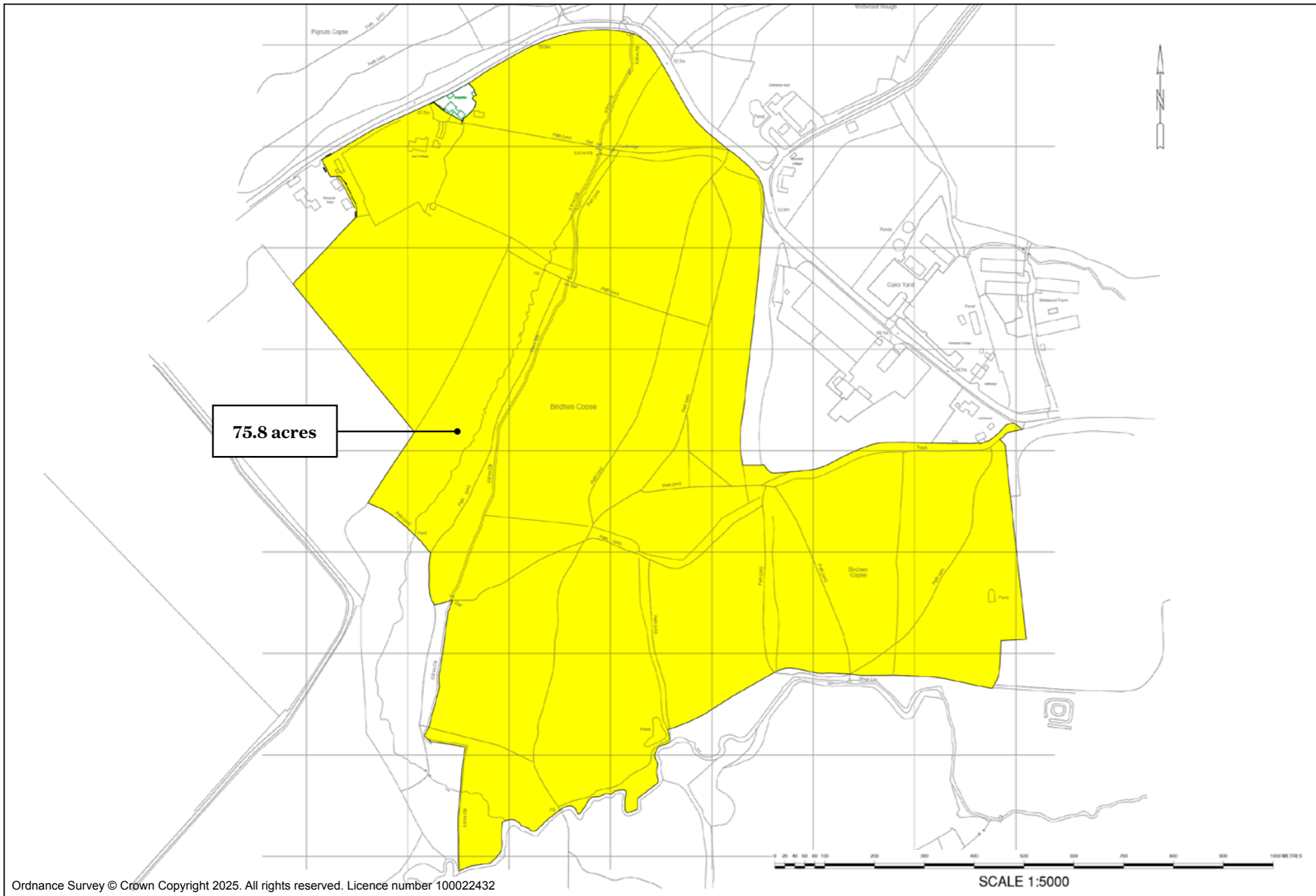
Approximate Gross Internal Area  
Main House = 3217 sq. ft / 298.91 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Approximate Gross Internal Area  
Outbuildings = 2,403 sq. ft / 223.33 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



# PROPERTY INFORMATION

**Services:** We are advised by our clients that the property has mains water, electricity, oil-fired central heating. Barn Cottage and the neighbouring bungalow currently share a sewage treatment plant and the water supply. We understand that our clients are investigating creating a separate water supply.

**Local Authority:** Waverley Borough Council – 01483 523333

**Energy Performance Certificate:** Barn Cottage Rating: Band F

**Rights of Ways:** There is a footpath that passes across the driveway that then leads into the woodland. This footpath then passes through the woodland in an east westerly direction back onto the highway.

**Council Tax Band:** H

**Tenure:** Freehold

**What3Words:** ///baked.wipes.euphoric

**Directions (Postcode: GU8 4XY):** 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 Chiddingfold Green, turn left across the top of the green and continue along this road for approximately 1 mile and turn left signposted High Street Green. Continue along this road for approximately 1.1 miles and entrance to barn Cottage will be found on your right-hand side.

**Viewings:** Viewing is strictly by appointment through Knight Frank.

**Nigel Mitchell**  
 01483 617916  
 nigel.mitchell@knightfrank.com

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

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

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