



Nestcott Chiddingfold Road

Dunsfold Surrey GU8 4PB

Asking Price: £675,000 Freehold





- No Onward Chain
- Delightful Semi Rural Location
- Easy Reach Of Village Pub & Local Store
- Tastefully Refurbished to a Very High Specification
- Many Character Features
- Entrance Hall & Cloakroom
- Living Room with Adjoining Conservatory
- Fully Fitted Kitchen
- Two Double Bedrooms & Luxury Shower Room
- Beautifully Maintained & Landscaped Gardens & Double Garage



Tucked away in a peaceful semi-rural setting on the fringes of Dunsfold, this delightful two-bedroom character cottage has been thoughtfully refurbished to an extremely high standard. Combining charm with a high level of specification, the cottage offers bright and beautifully presented interiors. Outside you are set within some of Surrey's most breathtaking countryside being a true haven for walking and riding enthusiasts and yet within a short distance of the village store and the locally renowned Sun Inn. With the vibrant hubs of Godalming and Cranleigh just a short drive away, this is a rare opportunity to enjoy the perfect balance of rural serenity within easy reach of modern conveniences.











Village Pub & Store - 0.7 Mile

Witley Main Line Station - 5.0 miles (Waterloo approx 45/50 mins)

Godalming - 7.5 miles Guildford - 11.8 miles

Cranleigh - 5.7 miles Haslemere - 8.9 miles Gatwick - 27.2 miles
Heathrow - 34 miles

A3 - 8.5 miles M25 - 26.5 miles M3 - 22.8 miles

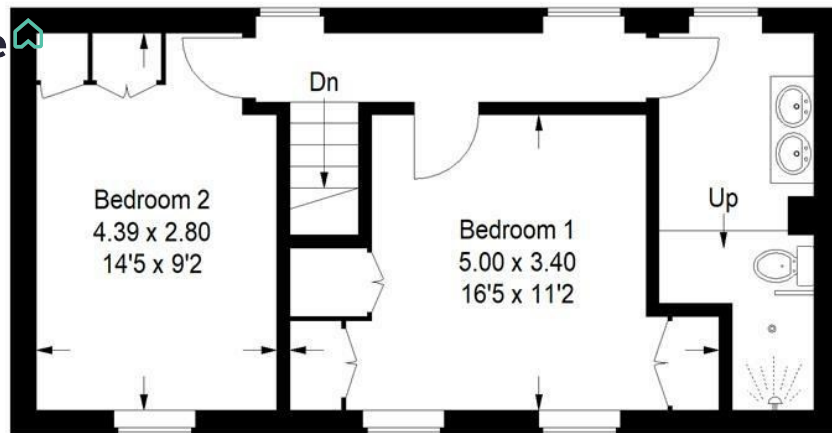
EPC = E

Council Tax Band E = £3223.71 (2026/27))

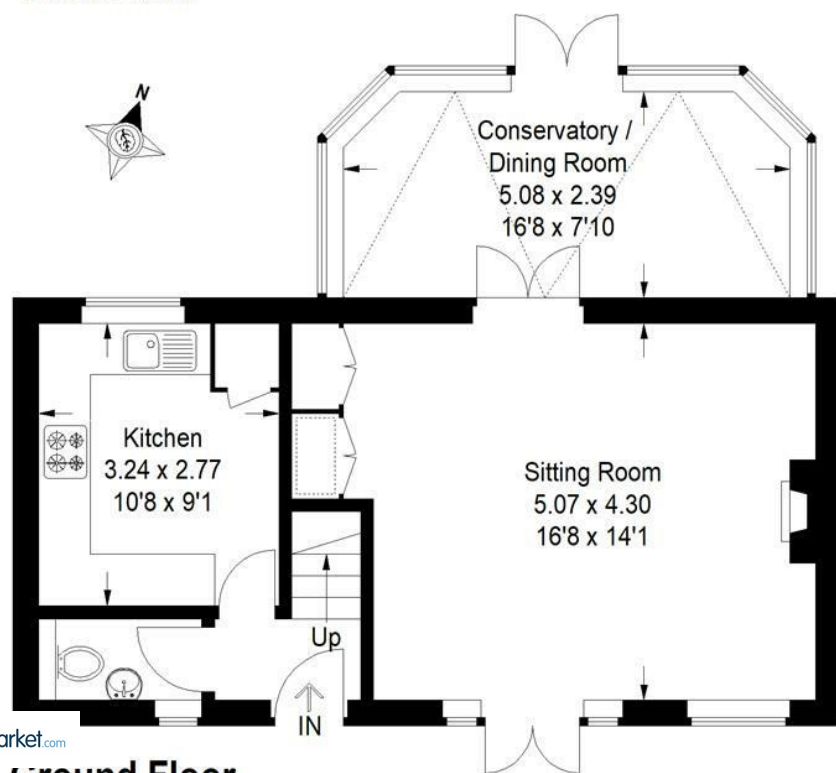


Directions: From our office in the High Street proceed down Bridge Street and at the mini roundabout turn right into Flambard Way, continue to the second set of traffic lights and turn left into the Brighton Road (B2130) passing through the village of Hascombe and continuing on towards Dunsfold. After approximately six miles in total turn right sign posted Dunsfold into Dunsfold Common. Continue through the village passing The Sun Public House on your right and continue along this road bearing round to the right into Chiddingfold Road where Nestcott will be found on your right hand side after a





First Floor



Ground Floor

Blacknest Farm

zoopla

Approximate Gross Internal Area

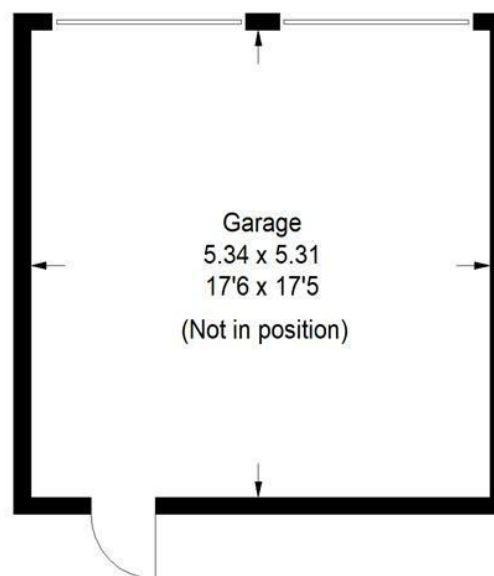
91.1 sq m / 980 sq ft

Garage = 28.3 sq m / 305 sq ft

Total = 119.4 sq m / 1285 sq ft

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

= Reduced headroom below 1.5 m / 5'0



PrimeLocation.com



Emery & Orchard
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk

A member of nTheMarket.com

Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.

