



26 Ash Combe

Chiddingfold Surrey GU8 4RZ

Asking Price: £825,000 Freehold



- ***No Onward Chain***
- Spacious & Adaptable Family Accommodation
- Easy Reach of Village Centre
- Entrance Hall & Cloakroom
- Sitting Room & Dining Room
- Family Room
- Kitchen & Utility Room
- Four Bedrooms & Two Bathrooms
- Driveway & Integral Garage
- Private South Facing Garden



An attractive Georgian style four bedroom detached family house with bright, spacious and adaptable accommodation set in a generous plot with a secluded south facing rear garden. The property is conveniently located in an established residential area within easy reach of the village centre with its excellent shops, three public houses, local primary school. For the commuter the Witley main line station is only 1.7 miles away offer a service to London Waterloo in under the hour.











Main Line Station – 2.0 miles (Waterloo approx. 55 mins)

Village Centre – 1.0 mile Godalming – 6.3 miles

Primary School – 0.9 mile

Secondary School – 4.0 miles - Doctors – 0.3 miles Dentist – 3.5 miles

A3 – miles 5.2 miles M25 – 19.4 miles M3 – 19.4 miles

Energy Efficiency Rating C

Council Tax Band – F Payable £3633.12 (2025/26)



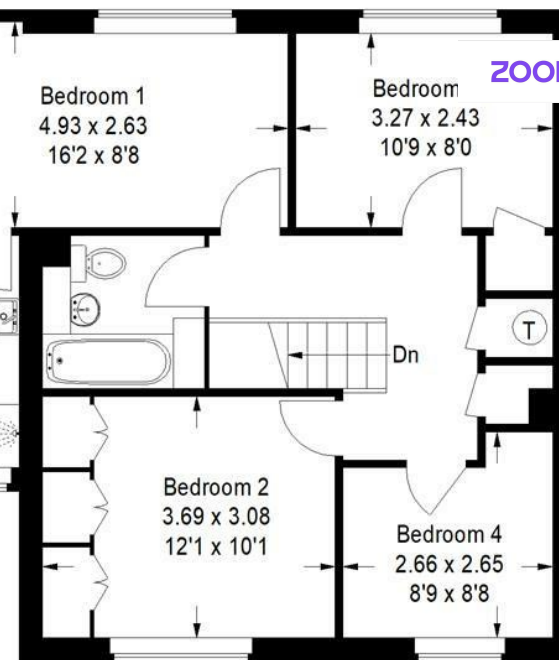
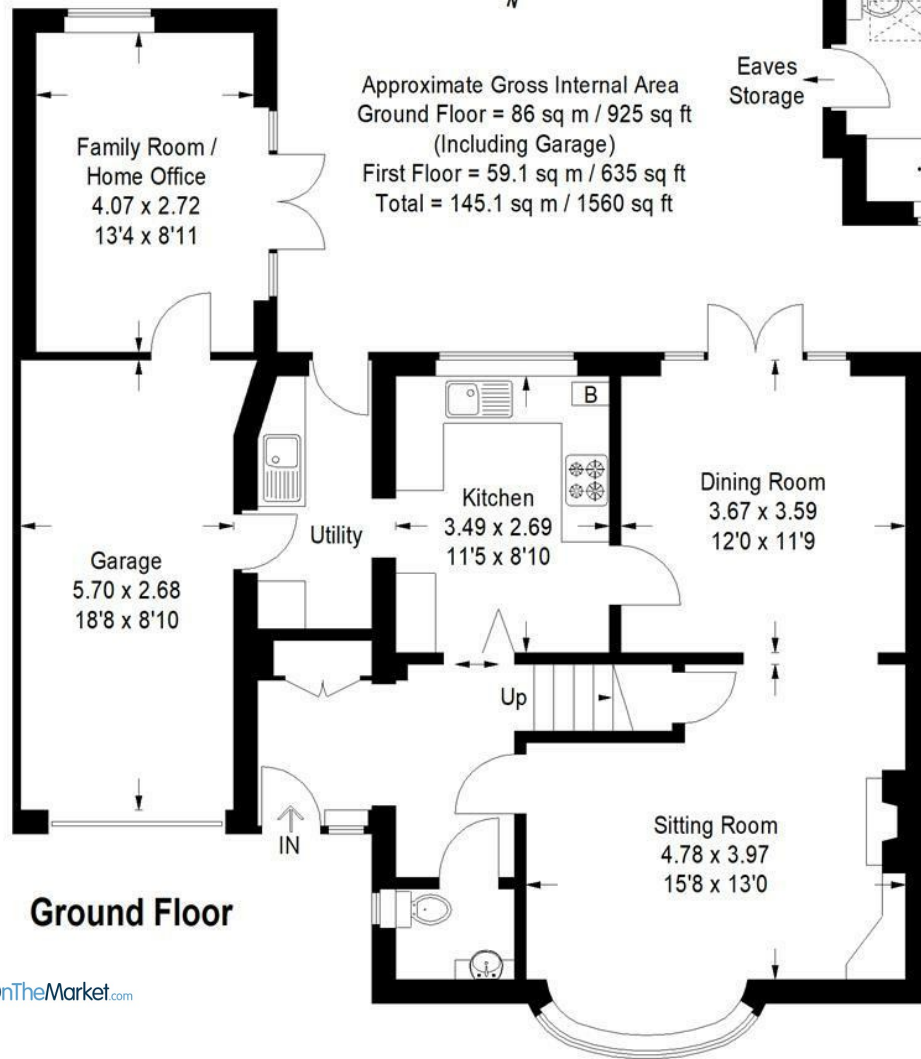
Directions: Leave Godalming in a southerly direction on the A3100 and on reaching Milford village, take the first turning left at the mini roundabout into Church Road. Continue to the next roundabout taking the first exit again, this time on the A283 Petworth Road continuing through the villages on Witley and Wormley and on towards Chiddingfold. On entering Chiddingfold village, take the first turning on your right hand side just after the church and before the cricket green, into Woodside Road. Continue along Woodside Road and turn left into Coxcombe Lane and then take the first turning right into Ridgley Road. Continue along Ridgley Road and Ashcombe will be found as the first turning on your right hand side.



Ash Combe, Chiddingfold



Approximate Gross Internal Area
Ground Floor = 86 sq m / 925 sq ft
(Including Garage)
First Floor = 59.1 sq m / 635 sq ft
Total = 145.1 sq m / 1560 sq ft



First Floor

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. 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.



Emery & Orchard
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk

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.

