



1 Combe View Cottages Woodside

Chiddingfold Surrey GU8 4RB

Asking Price: £650,000 Freehold





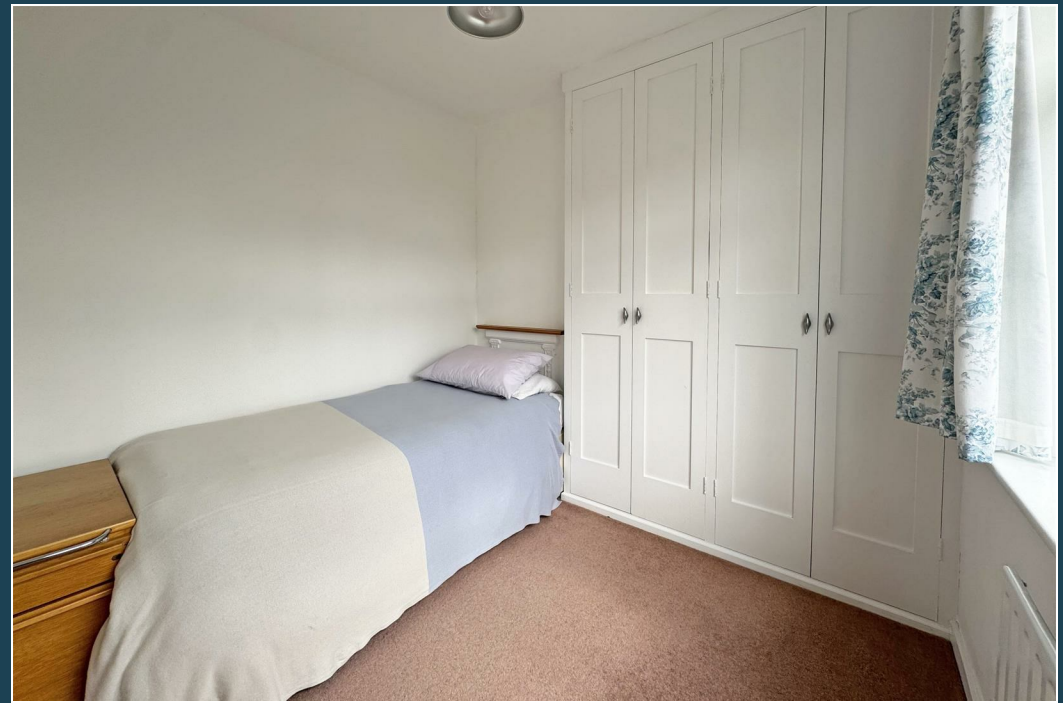
- No Onward Chain
- Mature Residential Area
- Easy Reach of Village centre School & Main Line Station
- Sitting Room & Dining Room
- Kitchen/Breakfast Room
- Four Bedrooms, Two Bathrooms
- Fully Boarded & Lined Attic with En-Suite Shower Room
- Gas Heating & Double Glazing
- Carport with Adjoining Home Office
- Secluded Rear Garden with Large Worksop



An deceptively spacious four bedroom semi detached house extended to provide bright, spacious and adaptable accommodation ideally suited to family life. The property also benefits from a carport with useful adjoining store room a secluded garden and a large garden workshop. The house is located in a mature residential road within easy reach of the village centre, school and Witley main line station.











Witley Main Line Station – 1.6 mile (Waterloo approx. 55 mins)

Village Centre – 0.7 mile Godalming – 6.0 miles

Primary School – 0.7 mile

Secondary School – 3.8 miles - Doctors – 0.2 miles Dentist – 3.9 miles

A3 – miles 4.9 miles M25 – 19.4 miles M3 – 19.0 miles

Energy Efficiency Rating - D

Council Tax Band D – Payable £2623.11 (2026/27)

N.B. As the property has been extended since it was placed in the council tax band, the band may be reviewed and may increase following the sale of the house.



Directions: Leave Godalming in a southerly direction on the A3100 and on reaching Milford village take the first turning left at the roundabout into Church Road. Continue to the next roundabout and take the first exit again, this time onto the A283 Petworth Road. Continue through the village of Witley and on to Chiddingfold. Upon entering the village take the first turning on your right, just before the cricket green into Woodside Road. Continue along Woodside Road, bearing sharply round to the left and then number 1 Laurel Cottages will be found on your right hand side after approximately 0.6 Mile.





Emery & Orchard
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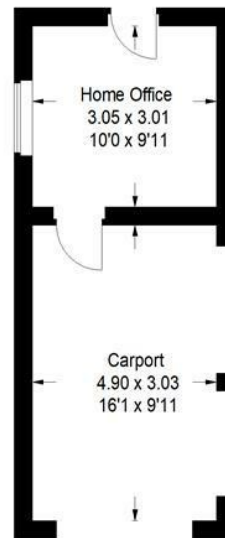
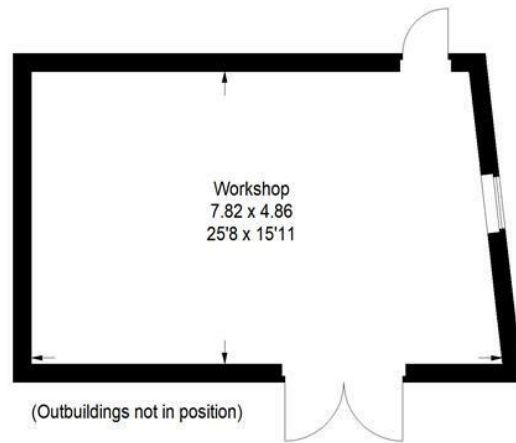
01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk

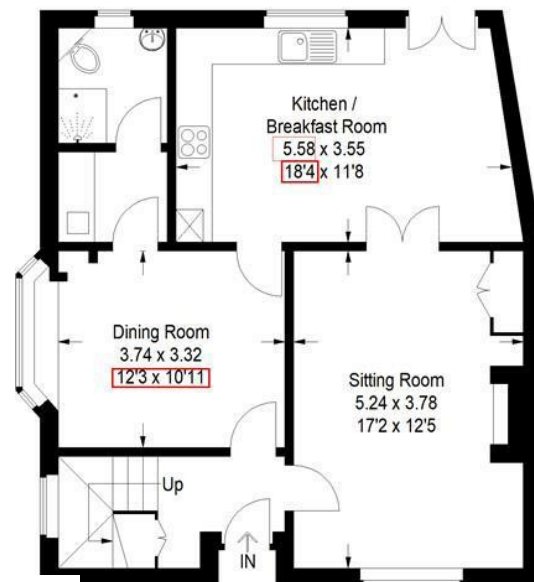
Woodside Road, Chiddingfold

Approximate Gross Internal Area
151.0 sq m / 1627 sq ft
Outbuildings = 46.2 sq m / 498 sq ft
Total = 206.2 sq m / 2126 sq ft



Second Floor

Reduced headroom below 1.5 m / 5'0



First Floor

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.

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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.