



1 Knowsley Terrace Woodside Road

Chiddingfold GU8 4QU

Guide Price: £550,000 Freehold



- Easy Reach Of Village Centre & Station (1.7 Miles)
- Delightful Sitting Room With Woodburner
- Fitted Kitchen with Integrated Appliances
- Dining Room
- Cloakroom & Utility
- Three Bedrooms
- Stylish Bathroom
- Studio/Home Office With Air Conditioning
- Fabulous Westerly Facing Garden
- Driveway



A most attractive three bedroom Victorian end of terrace house with fabulous westerly facing garden, driveway with EV point and superb studio/home office. The property has been the subject of many improvements having been cleverly extended with care taken to retain much of the charm and character of the property's Victorian era. The accommodation is arranged over three floors and includes a delightful sitting room with woodburner, large fitted kitchen with appliances, useful utility/cloakroom, dining room, three bedrooms and a spacious bathroom. Other benefits include gas central heating and double glazing. The property occupies a great location close to the village centre with its excellent local shops, services, public houses, bus routes, St Mary's C of E primary school and only 1.7 miles from the station.







Witley Main Line Station – 1.7 mile (Waterloo approx. 55 mins)

Village Centre – 0.8 mile Godalming – 6.0 miles

Primary School – 0.7 mile Secondary School – 3.8 miles

Doctors – 0.1 miles Dentist – 3.9 miles

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

Energy Efficiency Rating TBC

Council Tax Band – D Payable £2635.11 (2026/27)

Note: There is a right of way on foot for the neighbours



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 1 Knowsley Terrace will be found on your right hand side after approximately 0.7 Mile.





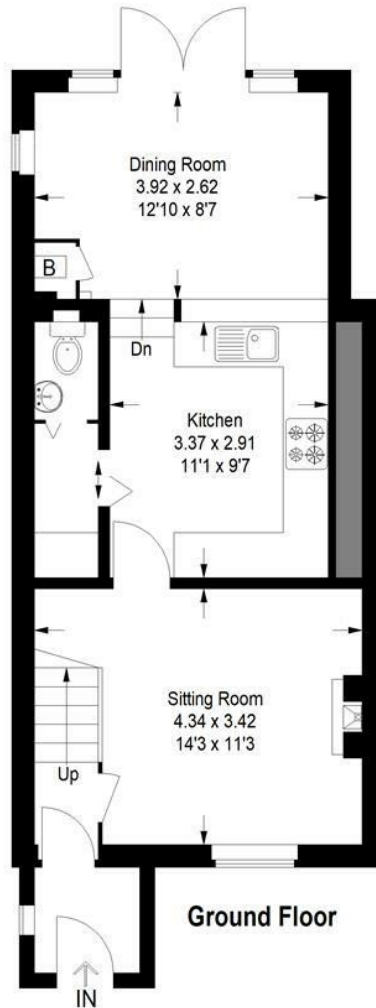
**Emery &
Orchard**
ESTATE AGENTS

01483 419 300

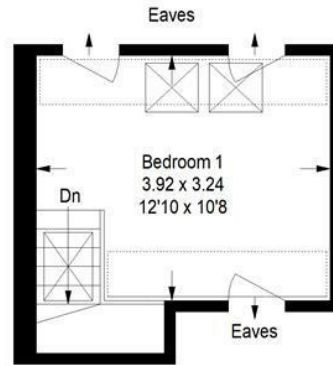
20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk

Approximate Gross Internal Area
Ground Floor = 42.9 sq m / 461 sq ft
First Floor = 30.2 sq m / 325 sq ft
Second Floor = 13.9 sq m / 150 sq ft
Outbuildings = 15.5 sq m / 167 sq ft
Total = 102.5 sq m / 1103 sq ft

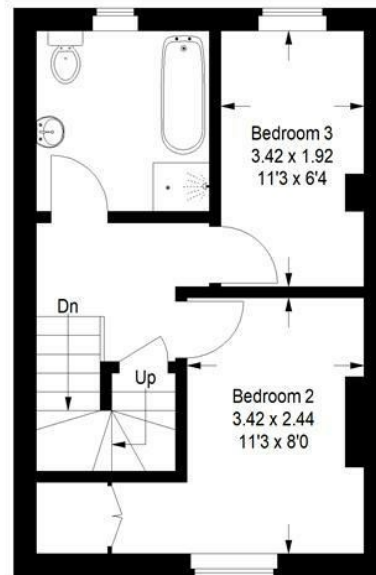


Ground Floor



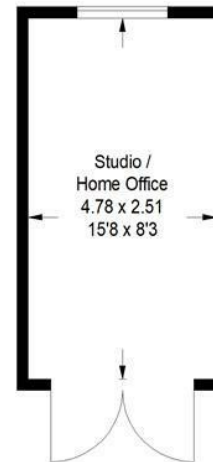
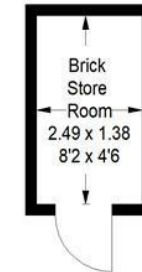
Second Floor

= Reduced headroom below 1.5 m / 5'0



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.



(Outbuildings not in position)

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.