

An aerial photograph of a large, white, two-story cottage with a red-tiled roof and a prominent chimney. The house is surrounded by a well-manicured lawn, a formal garden with a central lawn and flower beds, and a large, mature tree. A gravel driveway leads to the house. The property is set in a lush, green landscape with a dense forest in the background and a small pond to the left.

FROME COTTAGE
CHIDDINGFOLD, SURREY



AN ENCHANTING GRADE II LISTED PERIOD COTTAGE ON THE EDGE OF ONE OF SURREY'S MOST SOUGHT-AFTER VILLAGES

ACCOMMODATION

Drawing room | Dining room | Family room/Study | Kitchen/breakfast room
Cloakroom | Inner hall | Utility/boot room

Principal bedroom with en suite bathroom
Two further bedrooms | Dressing room/potential bedroom four | Further shower room

Barn style garaging

Mature gardens

Planning permission has been granted to extend on both the ground and first floors

In all approximately 1.51 acres

SITUATION

Frome Cottage is situated on the edge of Chiddingfold where local 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 just over 6 miles 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 access to Gatwick and Heathrow.

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 miles (London Waterloo from 54 mins), Haslemere 6 miles (London Waterloo from 59 mins), Godalming 7 miles (London Waterloo from 43 mins), Guildford 12 miles (London Waterloo from 35 mins), London 43 miles

Roads: A3 Milford 6.4 miles, M25 (Wisley Junction 10) 20.8 miles

Airports: London Heathrow 36 miles, London Gatwick 31 miles

(Distances and times are approximate)



FROME COTTAGE

Frome Cottage is a striking Grade II listed cottage that is believed to date back to the 17th century, which has been in the same ownership since 2007. The house is full of character with extensive wall and ceiling beams and in the dining room there is an imposing inglenook fireplace.

On the ground floor are three reception rooms and of note is the substantial drawing room. The dining room has a lovely flagstone floor with its inglenook fireplace and an outlook over the pond. The kitchen/breakfast room has a gas fired Aga and leading off this is a very useful utility/boot room with a pantry off.

On the first floor is the principal bedroom suite and opposite this is the dressing room which could easily be converted back to a bedroom. There are two further bedrooms, one of which can be accessed off a secondary staircase. Of note in bedroom three is the most charming corner brick fireplace.







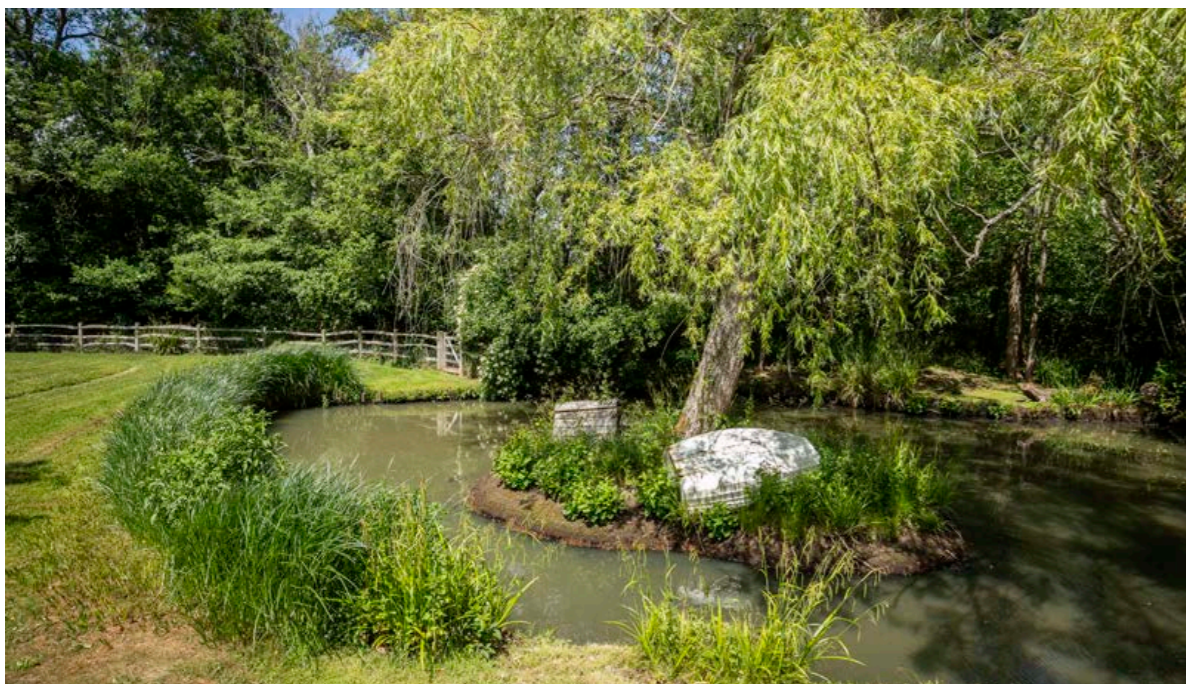
OUTSIDE

On the northern boundary is a beautifully built oak garage with visible oak beams inside and a mezzanine storage area above. Off this is a further storeroom. Set on the southern side of the grounds are a series of dilapidated buildings.

GARDENS

Frome Cottage is approached into a gravelled driveway that swings around to the front of the cottage and also up to the front of the garaging. Set to the front, within the 'L' shape of the cottage is a beautifully manicured garden incorporating clipped box hedging with roses and other feature plants. In addition, there are other well-stocked flower and shrub borders and ornamental trees. To the rear of the cottage is a terrace with steps leading down to the pond. The remainder of the grounds are laid to lawn, interspersed with mature trees and shrubs.

The gardens to Frome Cottage are an absolute feature, being both private and mature with a number of delightful seating areas. Set on the western side of the gardens is a greenhouse.





Approximate Gross Internal Area
 Main House = 2,246 sq. ft / 208.70 sq m
 Garage = 531 sq. ft / 49.29 sq m
 Outbuildings = 407 sq. ft / 37.85 sq m
 Mezzanine = 143 sq. ft / 13.36 sq m
 Total = 3,327 sq ft / 309.20 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, private drainage and Propane gas for the Aga.

Planning permission was granted by Waverley Borough Council on 3rd July 2015 for erection of extensions together with alterations following the demolition of existing extensions. Ref WA/2015/0957. This will create a substantial kitchen/breakfast room/family room with an additional bedroom suite above.

Our clients are in receipt of an email from Building Control at Waverley Borough Council (ref: BN/2018/0775), confirming that the works have commenced, with the excavation of the foundations.

Local Authority: Waverley Borough Council - 01483 523333

Energy Performance Certificate: Rating: Band F

Nigel Mitchell
 01483 617916
 nigel.mitchell@knightfrank.com

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

knightfrank.co.uk

Council Tax Band: H

Tenure: Freehold

What3Words: Feathers.hinders.educates

Directions (Postcode: GU8 4YD)

From London take the A3 south passing Guildford, exit at the Milford junction and take the A283 south to Chiddingfold. On arriving in Chiddingfold, at the top of the green, turn left onto Pickhurst Road and continue along this road for 0.9 miles where Frome Cottage will be found on the left-hand side.

Viewings: Viewing is strictly by appointment through Knight Frank.

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