



Woodside Road, Godalming, Surrey GU8 4RW
Price Guide £425,000 Freehold

**3 HAWTHORN COTTAGES WOODSIDE ROAD
GODALMING SURREY GU8 4RW**

Price Guide £425,000

Character semi detached
Victorian cottage

Three bedrooms

Sitting Room with fireplace &
wood burner

Kitchen/dining room

Ground floor bathroom

Scope to enlarge/extend

Garden with
studio/workshop

Off street parking

Gas central heating

Quiet, village centre location



**A character semi detached
Victorian three bedroom cottage,
in a quiet central village location,
with scope to extend/enlarge,
previously having had planning
permission approved in 2021.**

THE PROPERTY

Tucked away in a quiet no through lane off Woodside Road, the cottage enjoys a convenient and tranquil setting but is also within walking distance of the excellent village amenities and popular St Mary's C of E primary school. There is a huge amount of potential to either re configure the current layout or extend the cottage on two storey's to the side, planning permission has previously been granted for this in January 2021, which has now lapsed. Drawings/plans for this are available from Clarke Gammon or can be viewed on Waverley Borough Councils website - ref WA/2022/00176. Currently on the ground floor is a cosy sitting room with a fireplace and wood burner, the bathroom, kitchen/dining room and rear lobby/utility room. On the first floor are two well presented double bedrooms and WC, with a third bedroom is located on the 2nd floor. The cottage has double glazing and gas central heating.



THE GROUNDS

Outside, the cottage has side access to the lobby/utility room and a rear terrace. To the front is a generous driveway area with plenty of off street parking. Beyond the driveway is a level and private lawned garden enjoying a South Easterly aspect. At the end of the garden is a large detached studio/home office and separate workshop area with over 440 sq feet of space in total. This area of garden could be enhanced by gates or fencing for more privacy from the driveway.

SITUATION

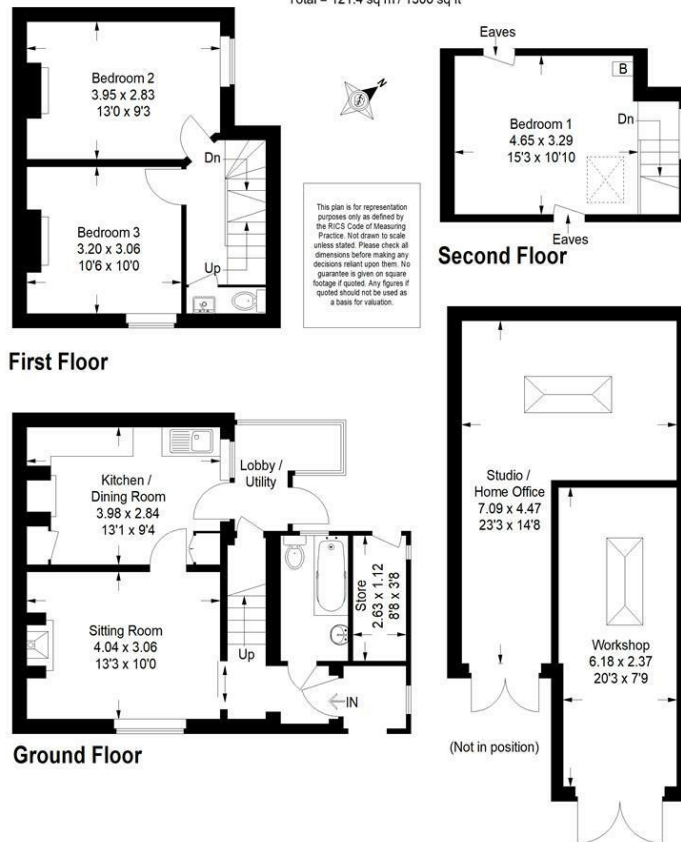
Chiddingfold is famous for its picturesque village green and period properties and provides amenities including convenience store, doctors surgery, Boots chemist, traditional family butchers and tea room. There are three churches, two public houses and an excellent village primary school plus a good selection of state and private schools for all ages nearby. The area as a whole is surrounded by beautiful countryside, much of it National Trust owned. The A283 bisects the village and gives access to the A3 at Milford which provides links to London and the motorway network. There is a choice of railway stations nearby, the closest being Witley. More comprehensive amenities can be found in Haslemere, Godalming and Guildford.

Village Green, shops and pubs - 0.4 miles
Village school - 0.4 miles
Witley main line station - 2.5 miles
Haslemere - 5 miles
A3 access at Milford - 5.3 miles
Godalming - 5.7 miles
Guildford - 11 miles

All distances approximate

3 Hawthorn Cottages Chiddingfold

Approximate Gross Internal Area
 Ground Floor = 38.3 sq m / 412 sq ft
 First Floor = 27.6 sq m / 297 sq ft
 Second Floor = 14.4 sq m / 155 sq ft
 Studio / Home Office / Workshop / Store = 41.1 sq m / 442 sq ft
 Total = 121.4 sq m / 1306 sq ft



LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band D

SERVICES

Mains water, electricity, mains drainage
 gas central heating

Agents note - The neighbouring property St Mary's Cottage has a right of way over the driveway of 3 Hawthorn Cottages.

11th September 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

From our office in Haslemere High Street proceed south turning left in Petworth Road by the Town Hall and proceed until reaching the T junction with the A283. Turn left towards Chiddingfold and when you reach the village take the left hand turn into Woodside Road where the property will be found on the left hand side immediately after the Baptiste church

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
 T: 01483 880 900

HASLEMERE OFFICE
 T: 01428 664 800

LIPHOOK OFFICE
 T: 01428 728 900

MAYFAIR OFFICE
 T: 0870 112 7099

AUCTION ROOMS
 T: 01483 223101

