20 Woodberry Close

Chiddingfold Surrey GU8 4SF

Guide Price: £435,000 Freehold

Emery & Orchard
ESTATE AGENTS

- Easy Reach of Village Centre
- Entrance Hall & Cloakroom
- Kitchen & Dining Room
- Delightful Sitting Room
- Three Bedrooms
- Bathroom
- Garage & Parking
- Cul De Sac
- Gas Central Heating & Double Glazed Windows
- Attractive Landscaped Gardens

Situated in a small cul-de-sac, in the popular village of Chiddingfold, this three bedroom, semi-detached family home is beautifully presented throughout. The property benefits from a garage, with electricity, and parking for a vehicle in the space in front of the garage. The house is located in an established residential road being within easy reach of the village centre with its excellent local shops, services, public houses, bus routes, St Mary's C of E primary school and only 1.9 miles from the station.

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

Village Centre – 0.9 miles Godalming – 6.5 miles

Primary School – 0.7 miles

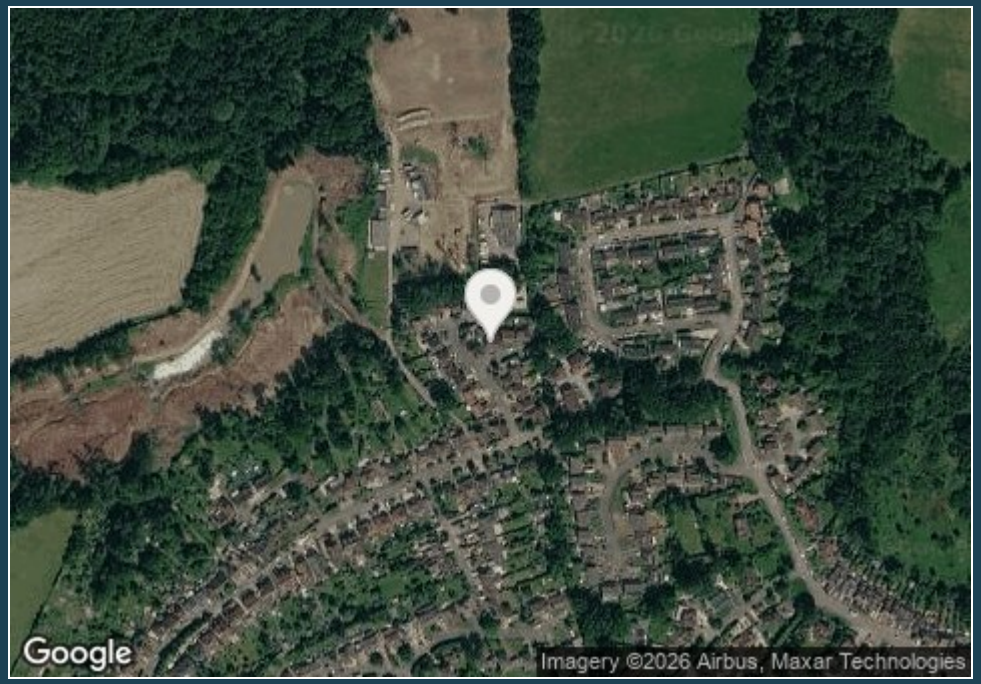
Secondary School – 4.5 miles

Doctors – 0.7 miles Dentist – 3.6 miles

A3 – 6 miles M25 – 20 miles M3 – 19.5 miles

Council Tax Band – D Payable – £2,515.24 (2025/26)

EPC Rating – TBC



Directions: Proceed out of Godalming in a southerly direction on the A3100 turning right at the roundabout by the Inn on the Lake and continuing on under the railway bridge towards Milford village. On reaching Milford take the first turning left at the mini roundabout into Church Road and at the next roundabout take the first exit again this time on to the Petworth Road (A283). Continue through the villages of Witley and Wormley and on towards Chiddingfold and on reaching Chiddingfold take the first turning on your right hand side immediately before the cricket green into Woodside Road. Continue along Woodside Road and Woodberry Close will then be found as the fifth turning on your right hand side.

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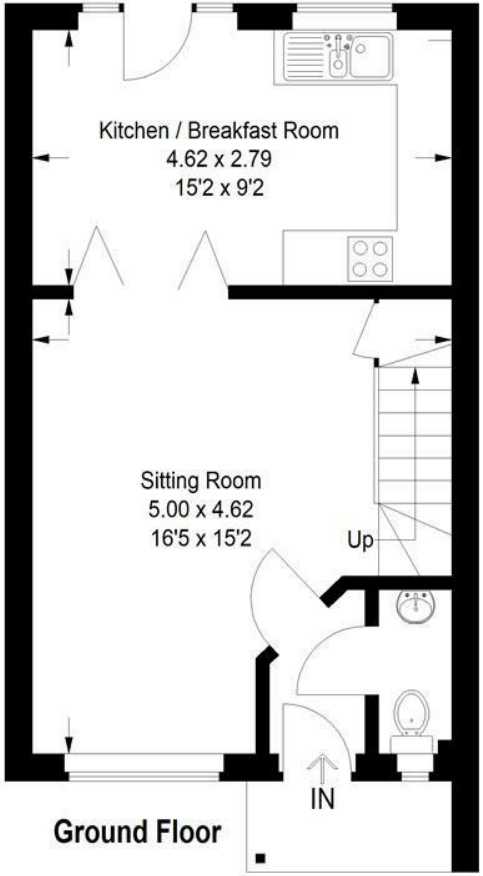
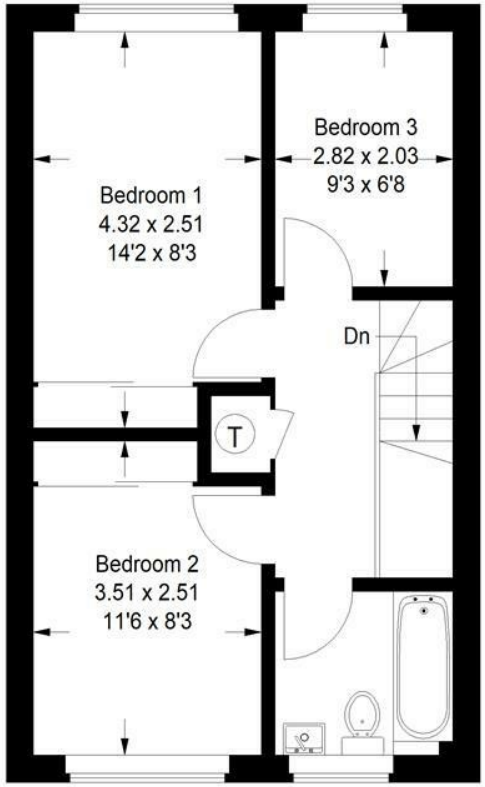
ZOOPLA

Woodberry Close, Chiddingfold

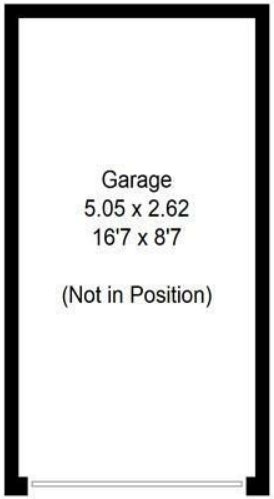
Approximate Gross Internal Area
Ground Floor = 37.4 sq m / 403 sq ft
First Floor = 37.4 sq m / 403 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 88.2 sq m / 950 sq ft



Ground Floor



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.