

7 Yewens

Chiddingfold Surrey GU8 4SD

Guide Price: £857,500 Freehold

Emery & Orchard
ESTATE AGENTS



- Entrance Hall & Cloakroom
- Sitting Room & Family Room
- Study
- Fitted Kitchen/Dining Room
- Utility Room & Store Room
- Four Bedrooms
- Two Bathrooms
- Driveway
- Half Garage/Store
- Attractive Gardens



An attractive and much improved four bedroom detached house that has been substantially extended to create a stylish, bright and well planned family home. The property occupies a great location, set in a corner position with secluded gardens, in a small cul de sac 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 2.2 miles from the station.

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Main Line Station – 2.2 miles (Waterloo approx. 55 mins)

Village Centre – 0.7 miles Godalming – 6.5 miles

Primary School – 0.5 miles

Secondary School – 4.3 miles

Doctors – 0.5 miles Dentist – 3.6 miles

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

Council Tax Band – F Payable – £ 3,633.12 (2025/26)

EPC Rating – D





Directions: BOX 422 Y1 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 Yewens will then be found as the second turning on your left.



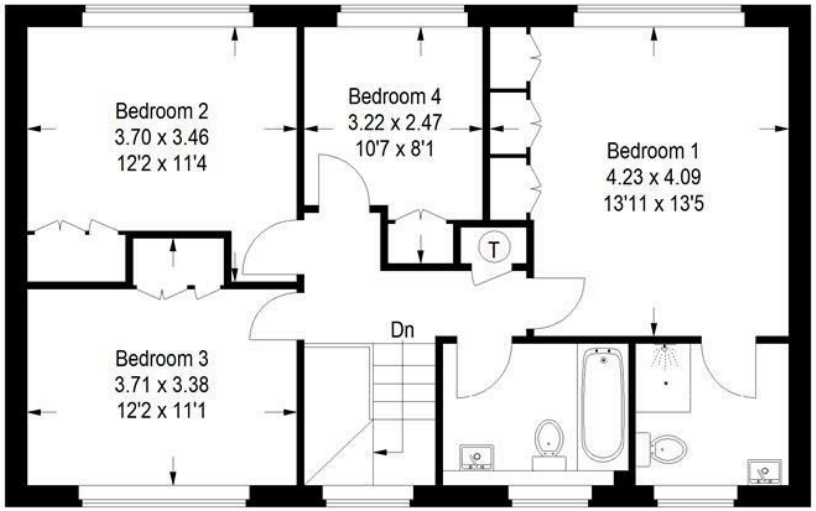
rightmove

ZOOPLA

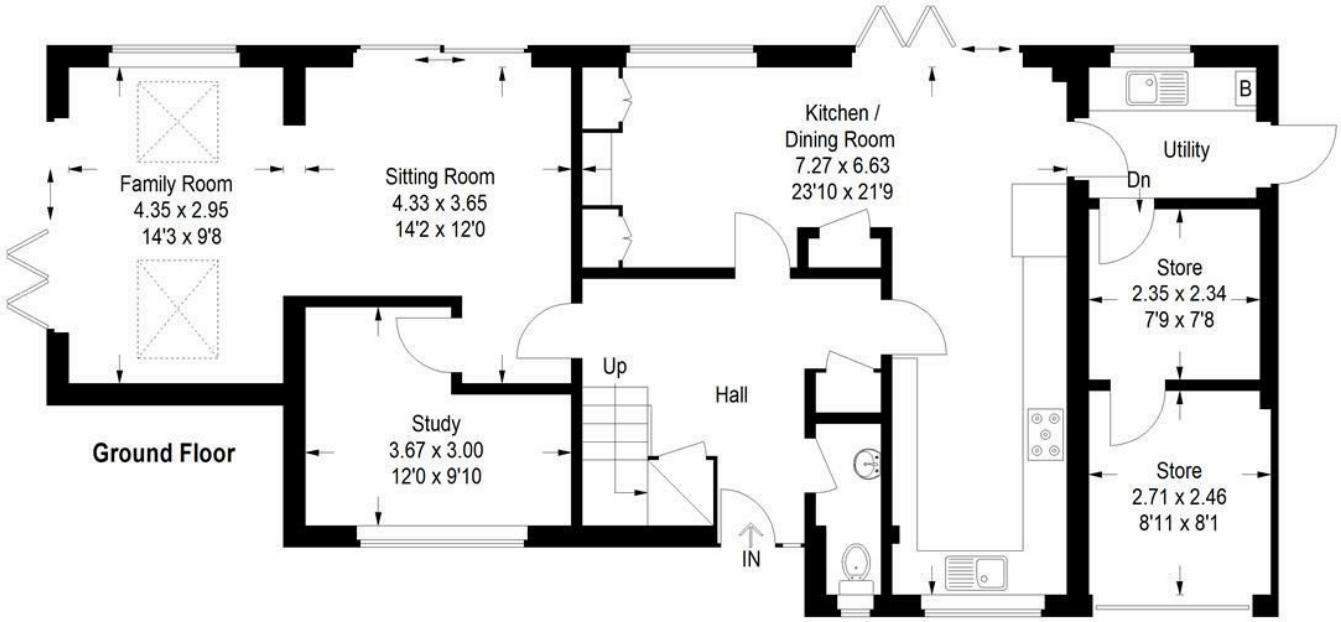
Yewens, Chiddingfold

Approximate Gross Internal Area
Ground Floor = 104.7 sq m / 1127 sq ft
First Floor = 65.8 sq m / 708 sq ft
Total = 170.5 sq m / 1835 sq ft





First Floor



Ground Floor

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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.

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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.