

5 Pinckards

Chiddingfold Surrey GU8 4SE

Asking Price: £525,000 Freehold

Emery & Orchard
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- Entrance Hall & Cloakroom
- Family Room
- Living Room
- Superb Kitchen/Dining Room
- Utility Room
- Three Bedrooms
- Stylish Bathroom
- Driveway & 1/2 Garage/Store
- Attractive Landscaped Garden
- Home Office/Studio



A wonderful and cleverly extended semi detached house that has been transformed by the present owners who have created an exceptional family home offering bright and airy open plan living. The accommodation includes an entrance hall & cloakroom, sitting room, family room and a fabulous bespoke fitted kitchen/dining room and utility room. On the first floor there are three bedrooms and stylish family bathroom. There is also a driveway, 1/2 garage/store, superb home office/studio and an attractive landscaped garden. The property occupies a great location set within 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 1.9 miles from the station.

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Richard Scarry's
ST WORD BOOK
EVER
Sharks




20,000
UNDER THE
SEA

Main Line Station – 1.9 miles (Waterloo approx. 55 mins)

Village Centre – 0.7 miles Godalming – 6.5 miles

Primary School – 0.6 miles Secondary School – 4 miles

Doctors – 0.4 miles Dentist – 3.5 miles

A3 – 5.5 miles M25 – 20.5 miles M3 – 20.0 miles

Council Tax Band – E Payable – £3220.69 (2026/27)

EPC Rating – D

* As 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.





Directions: Leave Godalming in a southerly direction on the A3100 and on reaching Milford village take the first turning left at the mini roundabout into Church Road. Continue to the next roundabout taking the first exit again this time on the A283 Petworth Road continuing through the village of Witley and on towards Chiddingfold. As you enter Chiddingfold, passing The Winterton Arms public house on your left, take the next turning on your right hand side into Woodside Road. Continue along Woodside Road for approximately ½ mile, following the road round to the left, and the turning for Pinckards will be found on your right hand side.

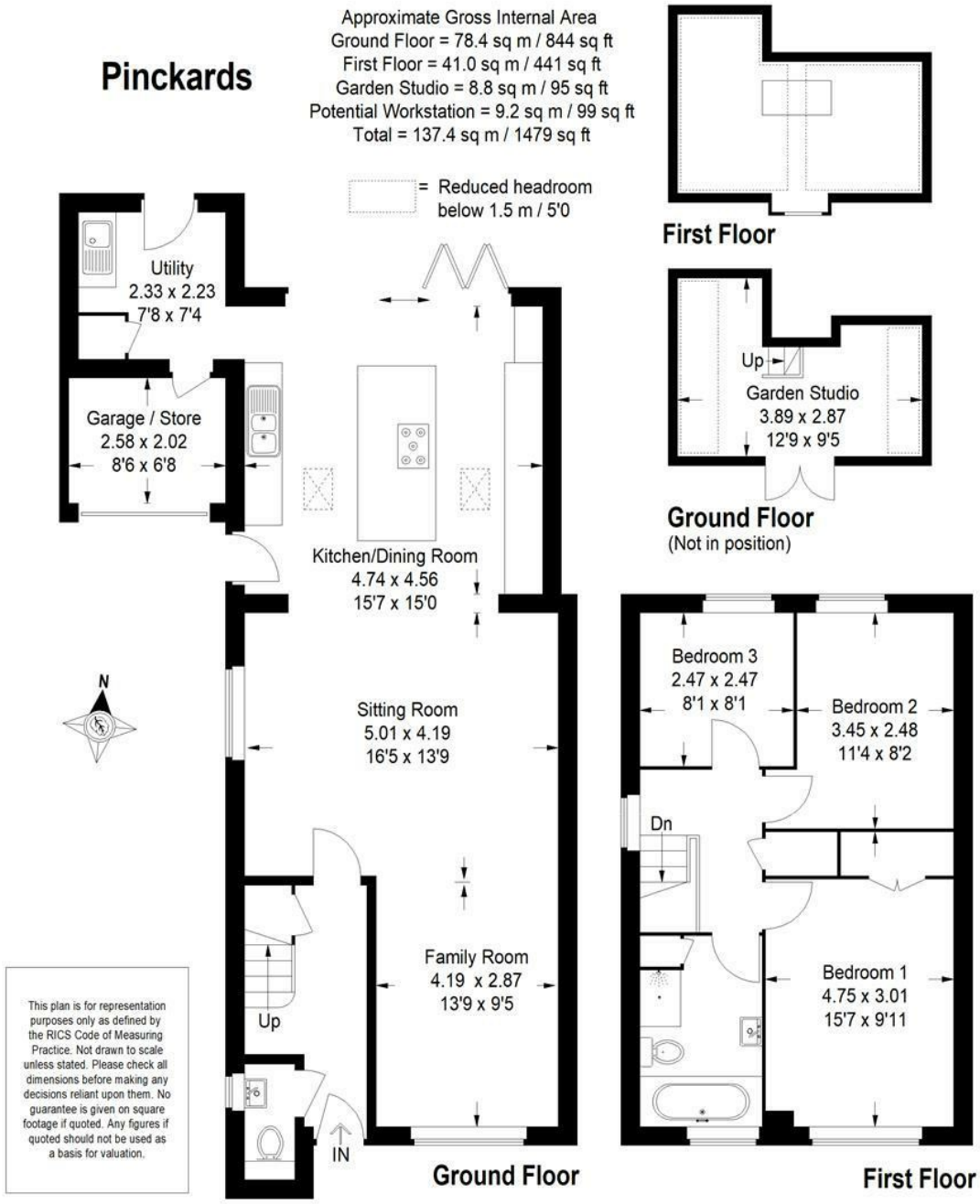
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Pinckards

Approximate Gross Internal Area
Ground Floor = 78.4 sq m / 844 sq ft
First Floor = 41.0 sq m / 441 sq ft
Garden Studio = 8.8 sq m / 95 sq ft
Potential Workstation = 9.2 sq m / 99 sq ft
Total = 137.4 sq m / 1479 sq ft

= Reduced headroom below 1.5 m / 5'0



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.