



Woodlea Woodside Road

Chiddingfold Surrey GU8 4RB

Asking Price: £700,000 Freehold





- ***No Onward Chain***
- Easy Reach of Village Centre & Main Line Station
- Spacious & Adaptable Accommodation
- Entrance Hall & Cloak/Shower Room
- Sitting Room & Dining Room
- Family Room/Bedroom Four
- Kitchen/Breakfast Room & Utility Room/Laundry
- Three Bedrooms & Family Bathroom
- Car Port & Off Road Parking & Home Office/Workshop
- Approx. 1/3 Acre with South West Facing Rear Garden



This attractive three-to-four-bedroom detached family home has been thoughtfully extended to offer bright and versatile accommodation perfect for family life. With a generous 1/3 acre, south-west facing garden, the property offers further future potential for expansion, subject to planning permission (STPP). Perfectly positioned for convenience, the home is just a short distance away from the charming village centre, highly regarded local school, and a mainline station providing direct commuter links to London Waterloo.







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 – E Payable – £3220.69 (2026/27)

EPC Rating – D

N.B. As the property has been extended since it was placed in its current council tax band, the band maybe reviewed and may increase following a sale.



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 Woodlea will then be found shortly after the turning into Woodberry Close on the right hand side.

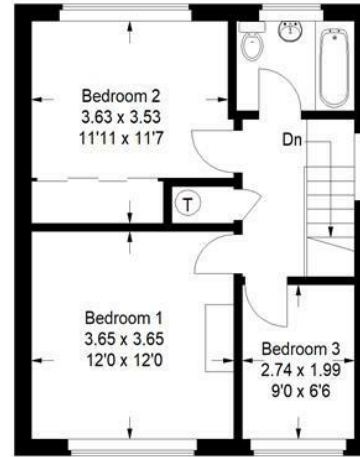


Woodlea, Woodside Road, Chiddingfold

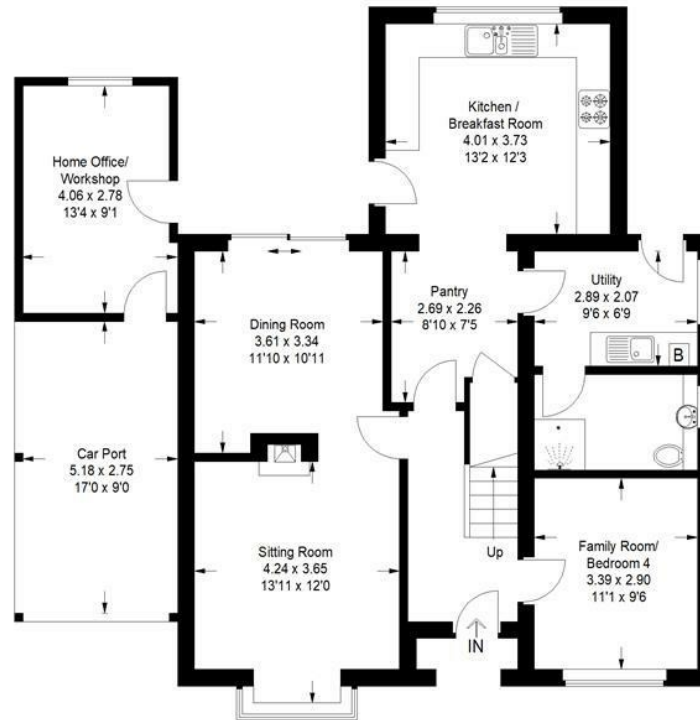
Approximate Gross Internal Area
Ground Floor = 82.7 sq m / 890 sq ft
First Floor = 42.8 sq m / 461 sq ft
Home Office = 10.7 sq m / 115 sq ft
Total = 136.2 sq m / 1466 sq ft



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.



First Floor



Ground Floor

ZOOPLA



**Emery &
Orchard**
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk

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.