



The Butchers Rest Petworth Road

Chiddingfold Godalming GU8 4TY
Asking Price: £475,000 Freehold





- No Onward Chain
- Tucked Away Central Village Location Accessed via a Pedestrian Pathway
- Redeveloped in 2012 to a High Specification
- Entrance Hall
- Living Room with Exposed Ceiling Beams
- Fitted Kitchen/Dining Room
- Three Bedrooms
- En-Suite Shower Room & Bathroom
- Oil Fired Central Heating & Double Glazed Windows
- Enclosed Garden & Courtyard



A uniquely designed three bedroom detached house occupying a tucked away location just off Chiddingfold Green being accessed via a pedestrian pathway. The house offers spacious and adaptable accommodation with a high level of specification and many interesting features including some exposed beams and vaulted ceilings to both the kitchen and living room. Chiddingfold is a picturesque surrey village and offers an excellent range of amenities including two village pubs. For the commuter Witley main line station is a short drive away providing a regular service to London Waterloo.







Witley Main Line Station – 2.5 mile (Waterloo approx. 55 mins)

Village Centre – 25 Meters Godalming – 6.4 miles

Doctors – 0.8 miles Witley Dentist – 4.3 miles

A3 – miles 5.4 miles M25 – 19.6 miles M3 – 19.4 miles

Energy Efficiency Rating - C

Council Tax Band E – Payable £2937.44



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 onto the A283 Petworth Road continuing through the villages of Witley and Wormley and on to Chiddingfold. On entering the village, pass the village green on your left hand side and immediately turn left towards The Crown Public House. The cottage is accessed via a pedestrian pathway to the left of the pub.



Approximate Gross Internal Area = 81.9 sq m / 882 sq ft
Outbuilding = 2 sq m / 22 sq ft
Total = 83.9 sq m / 904 sq ft

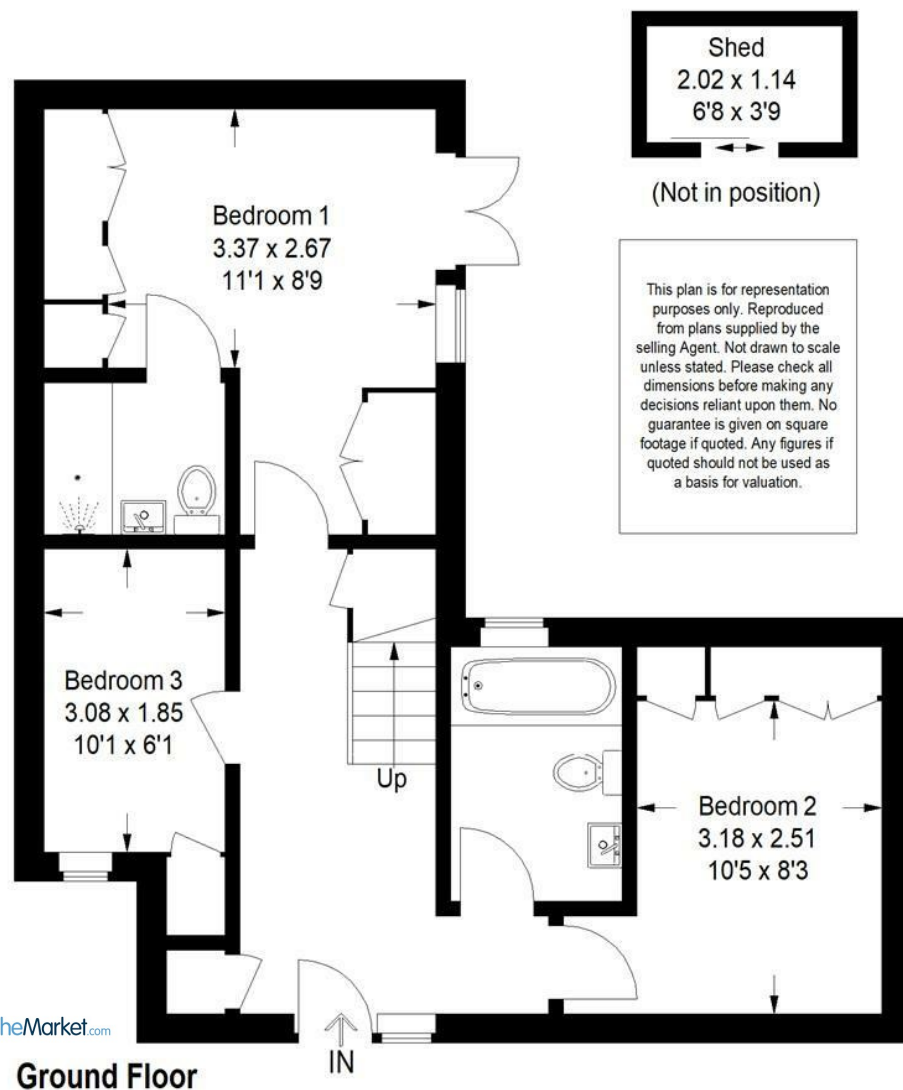


**Emery &
Orchard**
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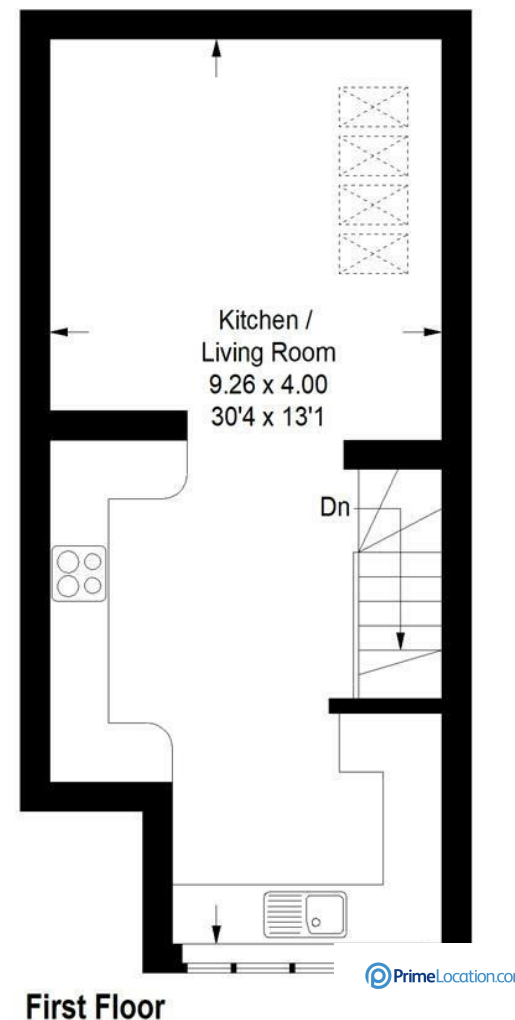
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This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



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.