



Cobweb Cottage Pockford Road

Chiddingfold Surrey GU8 4XS

Guide Price: £950,000 Freehold



- Entrance Hall & Cloakroom
- Sitting Room with Inglenook
- Dining Room
- Fitted Kitchen
- Small Study
- Three Bedrooms
- Bathroom & Shower Room
- Garden Room, Studio & Gym
- Driveway
- Attractive Garden Plot in all Approx. 1/3rd of An Acre



A delightful and extremely characterful three bedroom cottage offering adaptable accommodation including a garden room, studio/home office and gym, set in attractive gardens extending to just over a 1/3rd of an acre and enjoying fabulous views over adjoining farmland. The cottage occupies a semi rural yet convenient location being within easy reach of the village centre with its excellent local amenities, popular schools and only 2.4 miles from the station.







Main Line Station – 2.4 miles (Waterloo approx. 55 mins)

Village Centre – 0.6 miles Godalming – 6.5 miles

Primary School – 0.7 miles Secondary School – 4.3 miles

Doctors – 1.4 miles Dentist – 3.6 miles

A3 – 6.4 miles M25 – 20.3 miles M3 – 19.8 miles

Gatwick - 28.7 miles Heathrow- 33.6 miles

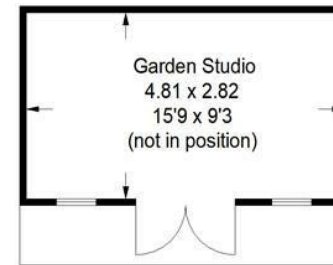
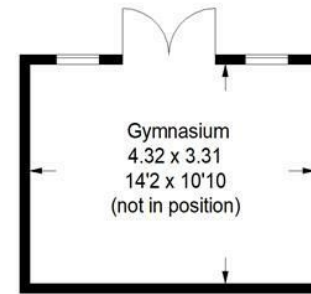
Council Tax Band – F £3471.52 (2024/25) EPC - E



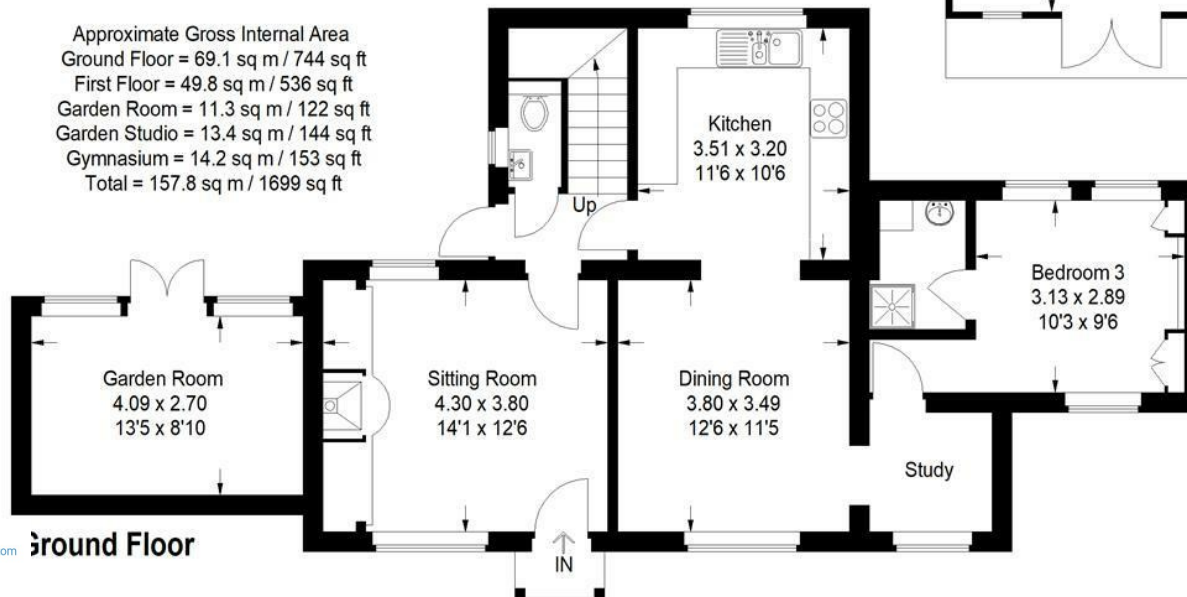
Directions: From Godalming proceed in a southerly direction on the A3100 and on reaching Milford village take the first exit left at the mini roundabout into Church Road. Continue to the next roundabout and take the first exit again this time on the A283 Petworth Road continuing through the villages of Witley and Wormley and on to Chiddingfold. Continue into Chiddingfold passing the cricket green on your right. Take the next turning left just before the village green and then first left into Pockford Road. Cobweb Cottage will then be found on your left hand side after about 0.5 Mile by the large Willow Tree.



Pockford Road,
Chiddingfold



Approximate Gross Internal Area
Ground Floor = 69.1 sq m / 744 sq ft
First Floor = 49.8 sq m / 536 sq ft
Garden Room = 11.3 sq m / 122 sq ft
Garden Studio = 13.4 sq m / 144 sq ft
Gymnasium = 14.2 sq m / 153 sq ft
Total = 157.8 sq m / 1699 sq ft



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.