1 Hartsgrove

Chiddingfold GU8 4RG

Asking Price: £495,000 Freehold

Emery & Orchard
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SONGMICS

- Large Corner Plot
- Recently Extended and Refurbished
- Easy Reach of Village Centre & School
- Sitting Room
- Kitchen with Separate Utility Area
- Home Office & Downstairs Shower/Cloakroom
- Three Bedrooms & Bathroom
- Gas Heating & Double Glazed Windows
- Driveway Providing Ample Off Road Parking
- Good Size Private Level Rear Garden

This tastefully refurbished and extended three-bedroom semi-detached house occupies an enviable corner plot within a mature residential road. Combining contemporary style with a family-focused design, the home is perfectly positioned just moments from the heart of the village and reputable local school. Commuters will further benefit from the property's proximity to Witley mainline station, offering swift and frequent rail connections directly to London Waterloo.

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Darcy

Arsenal

Aesop.
FIERCE

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 – D Payable – £2635.11 (2026/27)
N.B. As the property has recently been extended the council tax band may be reviewed and increased following the sale of the property.

EPC Rating – C

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 Crofts Close will then be found as the second turning on your right hand side.

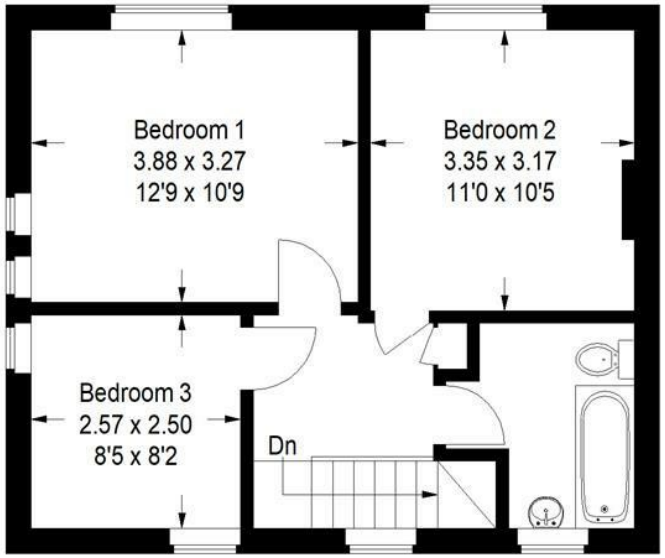
rightmove

ZOOPLA

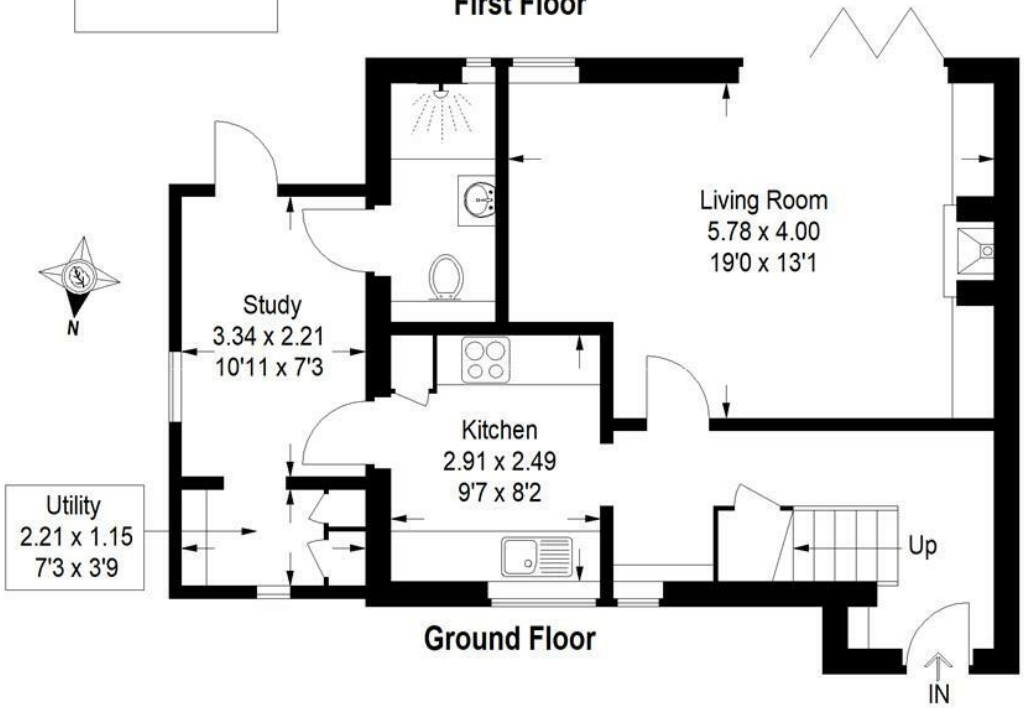
Hartsgrove, Chiddingfold

Approximate Gross Internal Area
Ground Floor = 56.5 sq m / 608 sq ft
First Floor = 42.8 sq m / 461 sq ft
Total = 99.3 sq m / 1069 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

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APPROVED CODE TRADINGSTANDARDS.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.