



Charnwood Coxcombe Lane

Chiddingfold Surrey GU8 4QA

Guide Price: £710,000 Freehold



- Short Walk of Village Green
- Easy Reach of Witley Main Line Station
- Spacious & Adaptable Family Accommodation
- Entrance Hall & Cloakroom
- Double Aspect Living Room
- Dining Room with Adjoining Garden Room
- Family Room/Study
- Kitchen with Utility Area
- Three Bedrooms & Bathroom
- Off Road Parking & Secluded West Facing Rear Garden



A modern three bedroom family house offering bright, spacious and adaptable accommodation, conveniently located in an established residential area of Chiddingfold being close to the village centre with its excellent range of local amenities including a good range of shops and two village pubs. For the commuter Witley main line station is a short drive away providing a regular service to London Waterloo in under the hour.







Witley Main Line Station – 2.3 miles (Waterloo approx. 55 mins)

Village Centre – 0.3 mile Godalming – 6.5 miles

Primary School – 0.4 mile

Secondary School – 10.0 miles - Doctors – 0.5 miles Dentist – 3.5 miles

A3 – miles 5.3 miles M25 – 20.0 miles M3 – 19.4 miles

Energy Efficiency Rating D

Council Tax Band – F Payable £3471.52 (2024/2025)



Directions: Leave Godalming in a southerly direction on the A3100. On reaching Milford village take the first turning left at the mini roundabout into Church Road. Continue to the next roundabout and take the first exit onto the A283 Petworth Road continuing through Witley and Wormley and onto Chiddingfold. Continue into the centre of Chiddingfold, passing the village green on your left and turn immediately right after the duck pond into Coxcombe Lane. Continue along Coxcombe Lane and Charnwood will be found on your left hand side just before the turning left into Ridgley Road.





**Emery &
Orchard**
ESTATE AGENTS

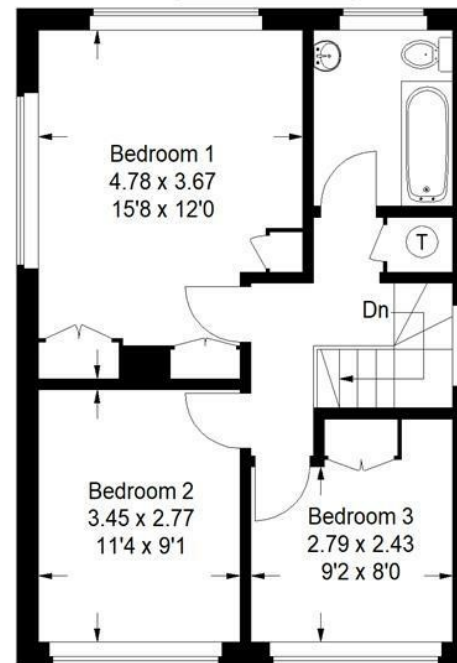
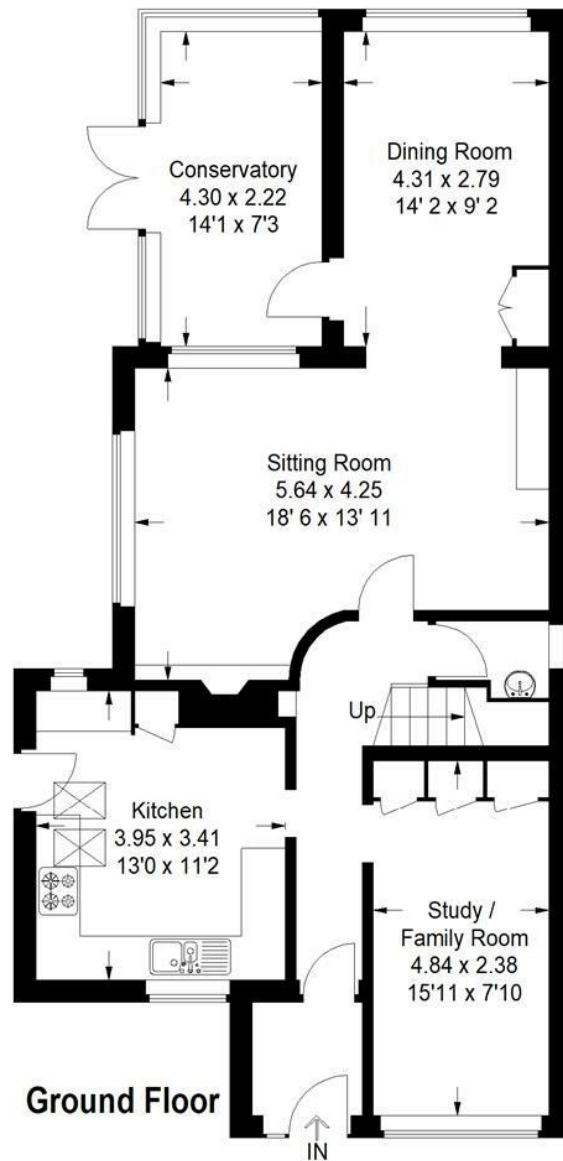
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Approximate Gross Internal Area
Ground Floor = 85.1 sq m / 916 sq ft
First Floor = 47.2 sq m / 508 sq ft
Total = 132.3 sq m / 1424 sq ft

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.



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.