



Trout Cottage 3 Fisher Lane

Chiddingfold Surrey GU8 4TE

Guide Price: £595,000 Freehold





- Sitting Room with Log Burner
- Dining Room
- Conservatory
- Kitchen
- Study
- Three Bedrooms
- Stylish Bathroom
- Driveway
- Attractive Southerly Facing Garden
- No Onward Chain



A delightful semi-detached Victorian cottage of immense charm and character having a wonderful south facing garden and enjoying an attractive outlook backing onto woodland. The property provides flexible accommodation that includes a sitting room with log burner, dining room, study, kitchen and large conservatory as well as three bedrooms and bathroom. There is also a driveway providing off road parking. The Cottage occupies a semi-rural location, surrounded by much open countryside, yet still being within easy reach of the village with all its excellent amenities.







Main Line Station – 4.8 miles (Waterloo approx. 55 mins)

Village Centre – 2.5 miles Godalming – 9 miles

Haslemere – 6 miles

Primary School – 2.6 miles Secondary School – 6.7 miles

Doctors – 3.4 miles Dentist – 6 miles

A3 – 8 miles M25 – 22.5 miles M3 – 22.5 miles

Gatwick – 29.5 miles Heathrow – 35.5 miles

Council Tax Band – E Payable – £2,937.44p (2024/25)

EPC Rating – D Private Drainage



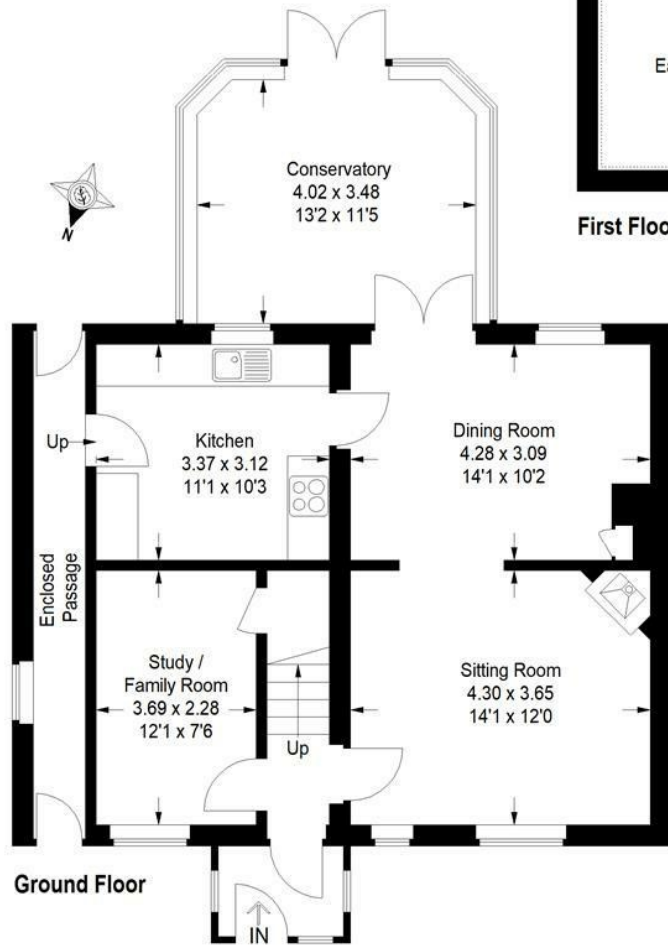
Directions: BOX 403 - T1 Leave Godalming in a southerly direction on the A3100 turning right at the mini roundabout by the Inn on the Lake and continuing under the railway bridge and on towards Milford Village. On reaching Milford take the first turning left at the mini roundabout into Church Road. Continue to the next roundabout and take the first exit onto the A283/Petworth Road continuing through the village of Witley and on towards Chiddingfold. In the centre of the village turn left just before the green into Pickhurst Road which eventually merges with Fisher Lane. The property will then be found after approximately 2.6 miles on the right hand side.



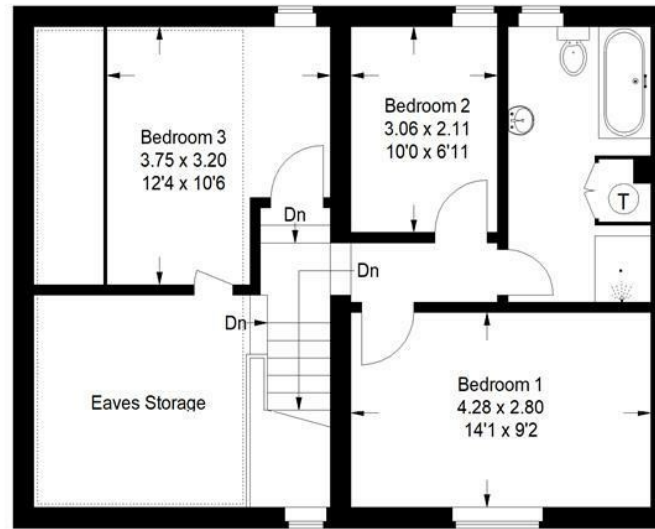
Fisher Lane, Chiddingfold

Approximate Gross Internal Area
Ground Floor = 79.5 sq m / 856 sq ft
First Floor (Including Eaves Storage)
57 sq m / 613 sq ft
Total = 136.5 sq m / 1469 sq ft

ZOOPLA



First Floor



= Reduced headroom below 1.5 m / 5'0

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.