



Enodoc Coxcombe Lane

Chiddingfold Surrey GU8 4QA

Asking Price: £890,000 Freehold





- Walking Distance of the Village Green
- Many Original Period Features
- Large Entrance Hall
- Bay Fronted Sitting Room
- Dining/Family Room
- Kitchen
- Utility Room & Cloakroom
- Three Double Bedrooms & Two Bathrooms
- Driveway and Double Garage
- Secluded and Well Maintained Gardens



An attractive four bedroom semi detached Victorian family home with bright and spacious accommodation and many original period features. The house is conveniently located within walking distance of the village centre and within easy reach of Witley main line station (Waterloo 55 mins) and the A3.







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 – D Payable £2,294.64 (2023/2024)



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, passing the Winterton Arms Public House on your left hand side. 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 Ridgley Road will be found after a short distance on your left hand side and Endoc's driveway will then be found immediately on your left.



Coxcombe Lane, Chiddingfold



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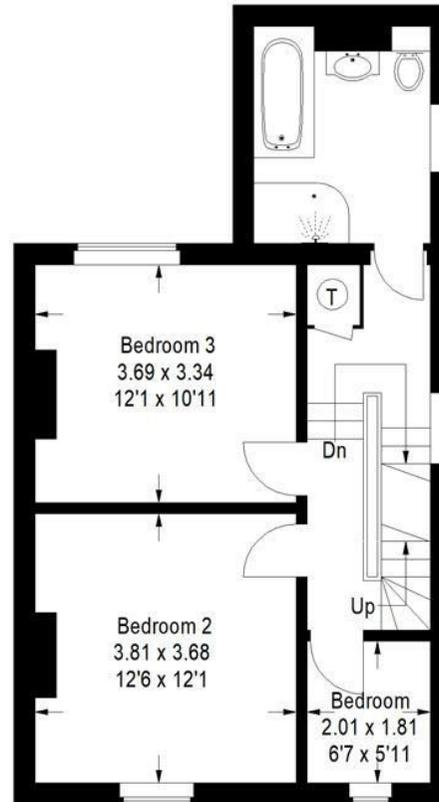


This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used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

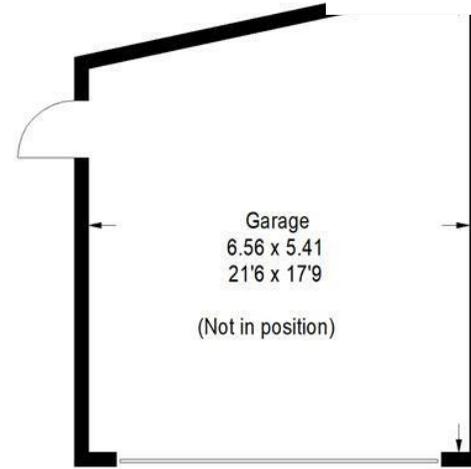
Approximate Gross Internal Area
Ground Floor = 55.4 sq m / 596 sq ft
First Floor = 49.3 sq m / 531 sq ft
Second Floor = 27.7 sq m / 298 sq ft
Garage = 32.3 sq m / 348 sq ft
Total = 164.7 sq m / 1773 sq ft



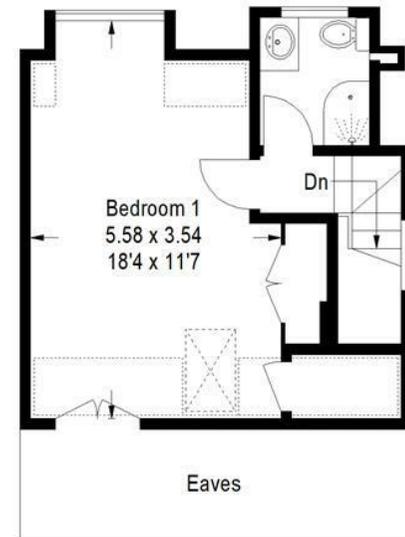
Kitchen
3.04 x 2.26
10'0" x 7'5"



First Floor



 = Reduced headroom below 1.5 m / 5'0"



Ground Floor

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.

