



1 Laurel Cottages

Woodside Road Chiddingfold Godalming GU8 4RA
Asking Price: £625,000 Freehold





- No Onward Chain
- Easy Reach of Village Centre and School
- Spacious & Adaptable Family Accommodation
- Entrance Hall & Cloak/Utility Room
- Sitting Room
- Open Plan Kitchen/Dining/Family Room
- Three Double Bedrooms & Bathroom
- Large South Facing Garden
- Home Office/Studio
- Driveway Providing Off Road Parking



An attractive three bedroom, three storey semi detached Victorian family house with large south facing garden set in a mature residential road on the outskirts of the village. The house is within easy reach of the village centre, local shops and schools as well as Witley main line station serving London Waterloo in under 1 hour.











Witley Main Line Station – 1.6 mile (Waterloo approx. 55 mins)

Village Centre – 0.7 mile Godalming – 6.0 miles

Primary School – 0.7 mile

Secondary School – 3.8 miles - Doctors – 0.2 miles Dentist – 3.9 miles

A3 – miles 4.9 miles M25 – 19.4 miles M3 – 19.0 miles

Energy Efficiency Rating - C

Council Tax Band D – Payable £2515.24 (2025/26)

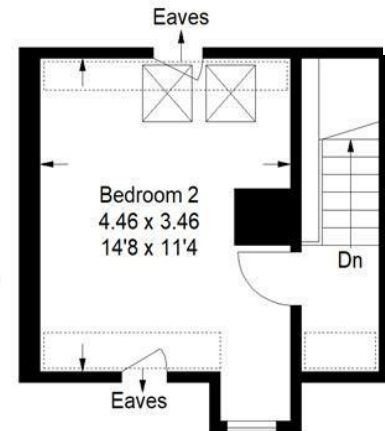
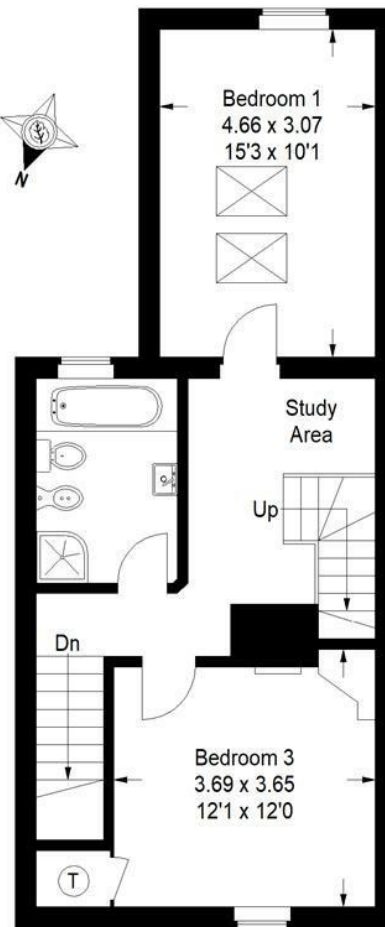
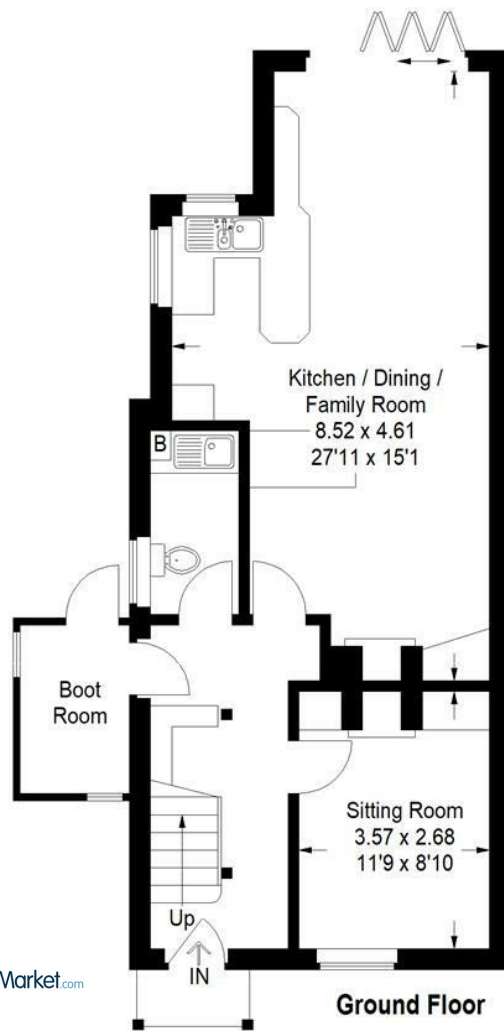


Directions: Leave Godalming in a southerly direction on the A3100 and on reaching Milford village take the first turning left at the roundabout into Church Road. Continue to the next roundabout and take the first exit again, this time onto the A283 Petworth Road. Continue through the village of Witley and on to Chiddingfold. Upon entering the village take the first turning on your right, just before the cricket green into Woodside Road. Continue along Woodside Road, bearing sharply round to the left and then number 1 Laurel Cottages will be found on your left hand side after approximately 0.6 Mile.



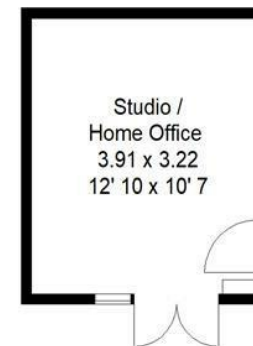
Approximate Gross Internal Area
Ground Floor = 60.3 sq m / 649 sq ft
First Floor = 51.1 sq m / 550 sq ft
Second Floor = 22.1 sq m / 238 sq ft
Total = 133.5 sq m / 1437 sq ft

Studio / Home Office = 12.6 sq m / 135 sq ft



Second 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.



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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.