



# 9 Wildwood Close

Chiddingfold Surrey GU8 4PX

Guide Price: £550,000 Freehold









- Small Private Gated Development
- No Onward Chain
- Walking Distance of the Village Centre & Local School
- Living/Dining Room
- Kitchen/Breakfast Room
- Cloakroom
- Three Bedrooms & Two Bathrooms
- Gas Heating & Double Glazed Windows
- Two Allocated Parking Spaces
- Well Maintained Gardens



A superbly presented three bedroom semi detached house with spacious & adaptable accommodation arranged over three floors. The house forms part of a small private gated development located within walking distance to the centre of the popular village of Chiddingfold.

N.B. There is an annual charge of approx. £800 for the upkeep & maintenance of the private and communal areas























Witley Main Line Station – 2.4 mile (Waterloo approx. 55 mins)

Chiddingfold Village Centre – 0.5 mile Godalming – 6.4 miles

Primary School – 0.3 mile Secondary School – 4.1 miles

Doctors – 0.6 miles Witley Dentist – 4.2 miles

A3 – miles 5.2 miles M25 – 19.7 miles M3 – 19.4 miles

Energy Efficiency Rating TBC

Council Tax Band E– Payable £2937.44p (2024/25)

Annual Charge of approx £800 - for upkeep & maintenance of the private & communal areas



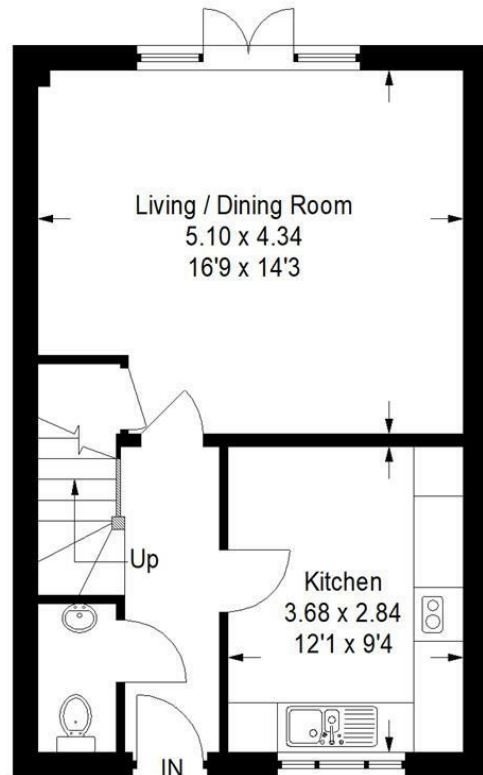
Directions: Leave Godalming in a southerly direction on the A3100 turning right at the mini roundabout by the Inn on the Lake, continuing under the railway bridge and on towards Milford village. On reaching Milford take the first turning left at the mini roundabout into Church Road. Continue to the next roundabout and take the first exit on the A283/Petworth Road continuing through the village of Witley and on towards Chiddingfold. As you enter Chiddingfold, passing the Winterton Arms on your left hand side, take the next turning on your right hand side into Woodside Road. Continue along Woodside Road for a short distance and Wildwood Close will be found as the 2nd turning on your right.



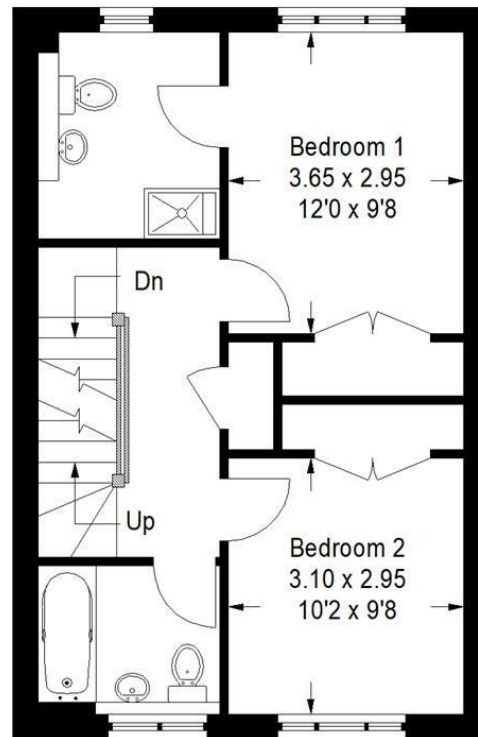
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APPROX. GROSS  
INTERNAL FLOOR AREA  
1187 SQFT / 110 SQM

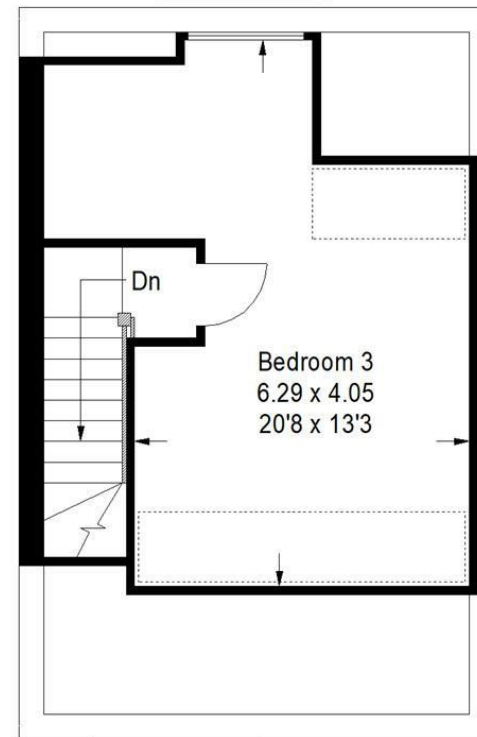
This plan is for representation purposes only. Reproduced from plans supplied by the Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them.



Ground Floor



First Floor



Second Floor

= Reduced headroom below 1.5 m / 5'0



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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.

