

The Roses 2 Pathfield

Ridgley Road Chiddingfold Surrey GU8 4QH

Asking Price: £695,000 Freehold

Emery & Orchard
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- ***No Onward Chain***
- Easy Reach of Village Centre & Local School
- Extended to Provide Excellent Family Accommodation
- Entrance Porch & Entrance Hall
- Sitting Room with Open Fireplace
- Kitchen/Breakfast Room - Utility Room & Cloakroom
- Family Room/Dining Room
- Four Bedrooms & Two Bathrooms
- Driveway with Ample Off Road Parking
- Enclosed Rear Garden with Useful Home Office/Studio



An extended four bedroom semi detached house offering spacious and adaptable family accommodation. The house occupies an enviable setting in a mature residential road located within half a mile of the village centre with its excellent range of local amenities including popular primary school, shops and three public houses.

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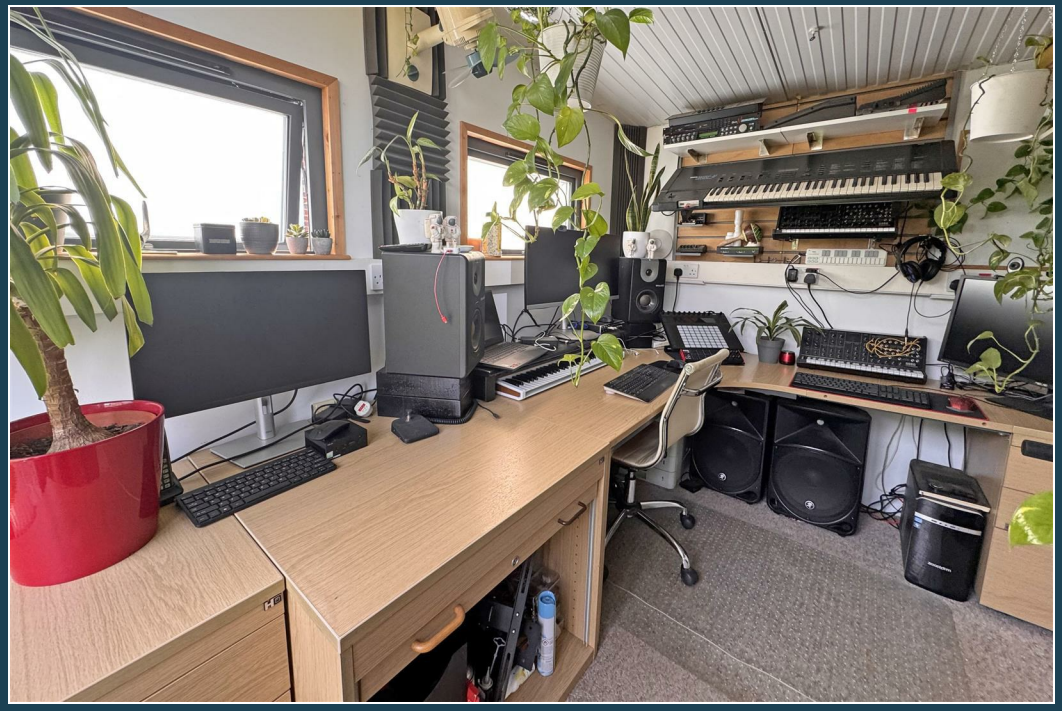







Joshua Tree


SANTA CRUZ







Witley Main Line Station – 2.1 mile (Waterloo approx. 55 mins)

Village Centre – 0.4 mile Godalming – 0.0 miles

Primary School – 0.5 mile

Secondary School – 4.1 miles - Doctors – 0.4 miles Dentist – 4.2 miles

A3 – miles 5.5 miles M25 – 19.3 miles M3 – 19.5 miles

Energy Efficiency Rating - C

Council Tax Band – D - Payable £2515.24





Directions: BOX 422 T1 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



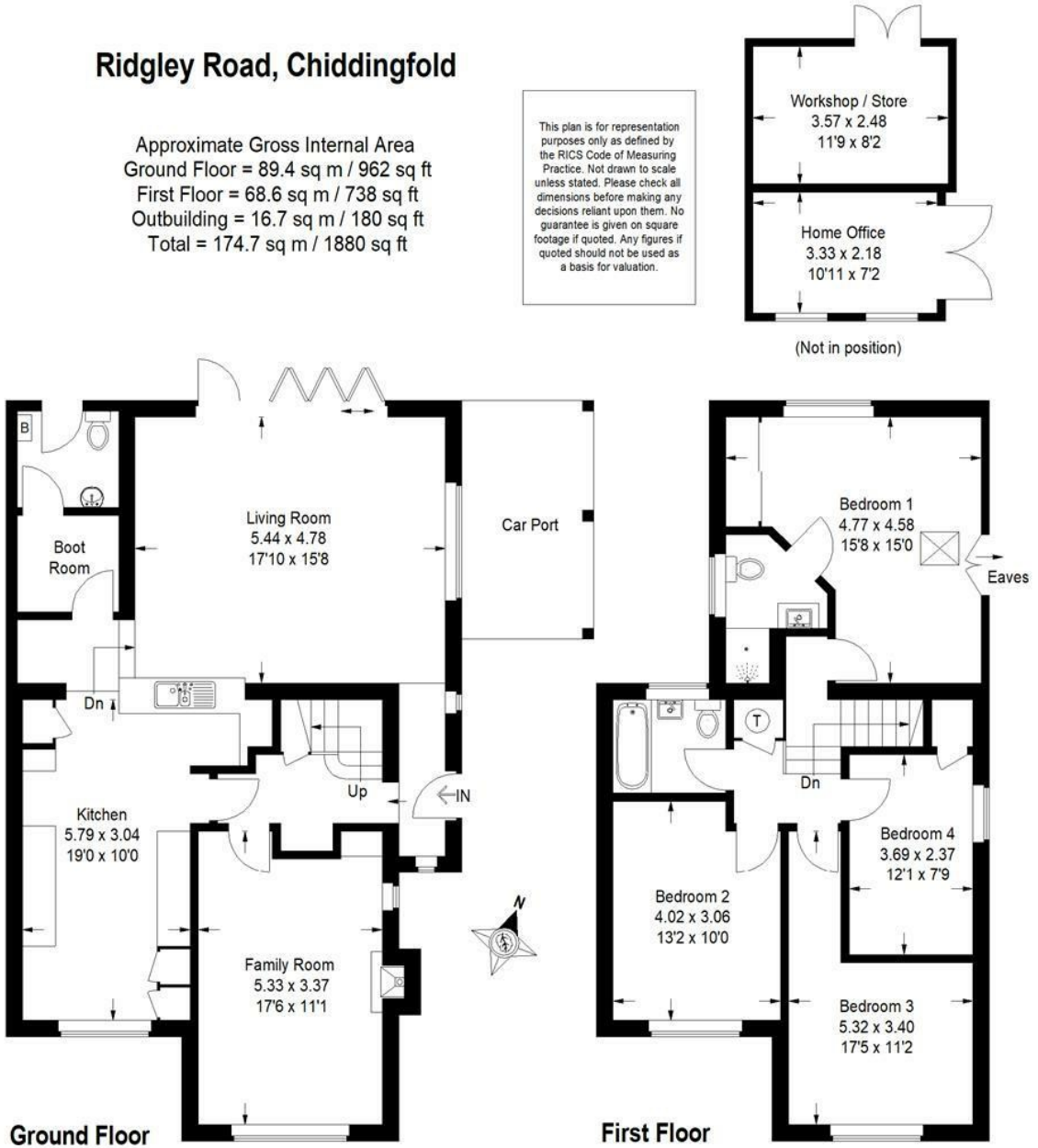
rightmove

ZOOPLA

Ridgley Road, Chiddingfold

Approximate Gross Internal Area
Ground Floor = 89.4 sq m / 962 sq ft
First Floor = 68.6 sq m / 738 sq ft
Outbuilding = 16.7 sq m / 180 sq ft
Total = 174.7 sq m / 1880 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.



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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.