

Lavender Cottage Petworth Road

Chiddingfold Godalming Surrey GU8 4UU

Asking Price: £525,000 Freehold

Emery & Orchard
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FERIA DE
SEVILLA
COIFFEUR

- No Onward Chain - Consevation Area
- Character Cottage Located within easy Reach of the Village Centre
- Tastefully Refurbished
- Sitting Room
- Dining Room with access to Useful Storage Cellar
- Fully Fitted Kitchen
- Three Bedrooms, Bathroom & En-Suite Toilet in Bedroom Two
- Driveway Providing off Road Parking for Two Cars
- Secluded Garden with Large Timber Garden Office/Studio
- Award Winning Tree House (Channel 4's Amazing Spaces Shed of the Year 2017)



A delightful three storey semi detached Victorian cottage offering a great deal of charm and character. The cottage is conveniently located within half a mile of the village centre which provides an excellent range of local amenities including shops for day to day needs, primary school and three popular village pubs. For the commuter Witley main line station is only a short drive away providing a regular service to London Waterloo in under an hour.

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BREAKFAST
BEANS
BATEY'S
LEMONADE
25












Ben
BOY'S OWN
THE BEATLES

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

Village Centre – 0.5 mile Godalming – 5.7 miles

Primary School – 0.5 mile

Secondary School – 3.4 miles - Doctors – 1.8 miles Dentist – 3.4 miles

A3 – miles 4.6 miles M25 – 18.9 miles M3 – 18.9 miles

Energy Efficiency Rating - D

Council Tax Band E – Payable £3220.69 (2026/27)

N.B. There is a right of way on foot across the rear of the cottage for neighbour to gain access to their property.

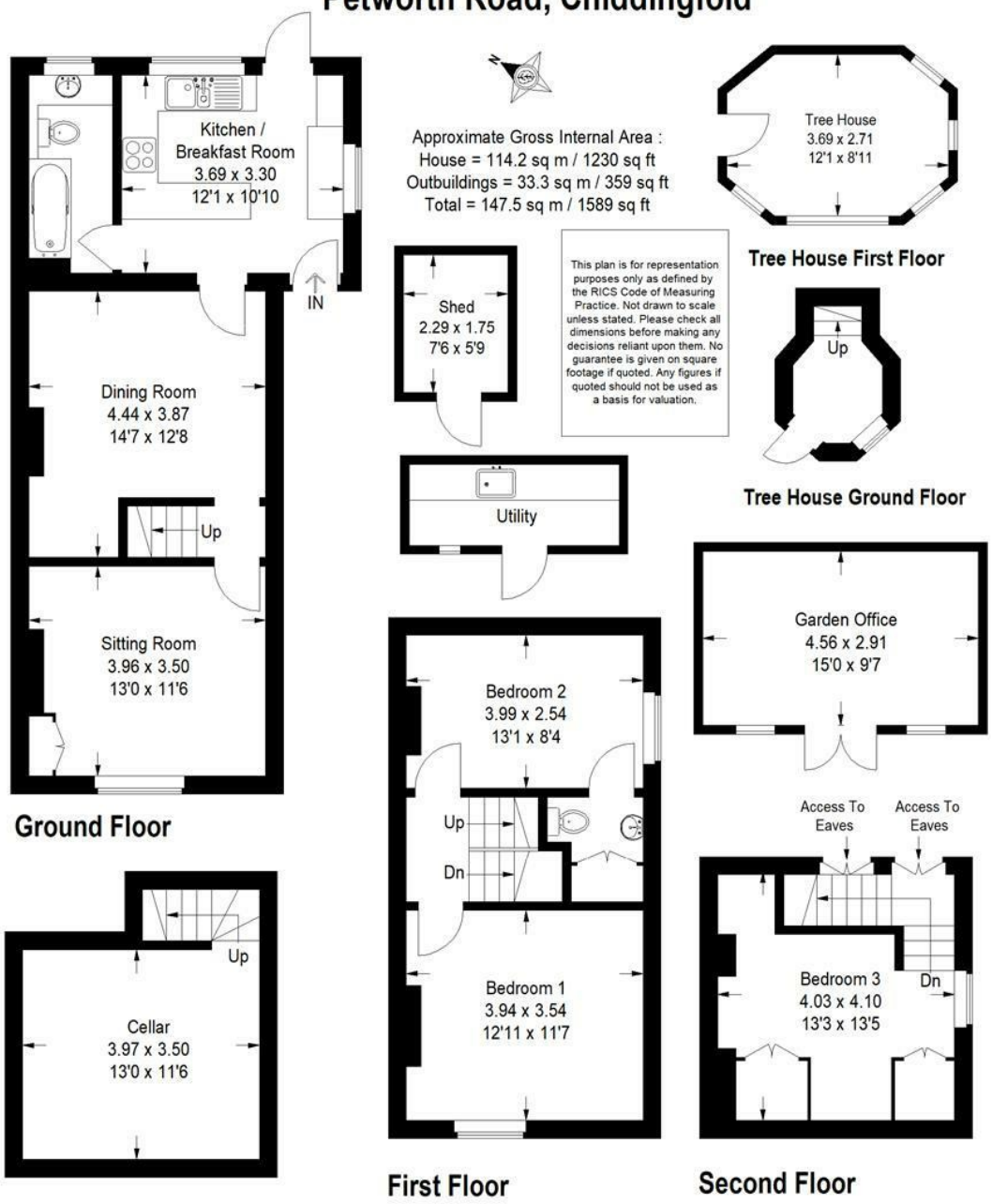




Directions: BOX 420 L2 Proceed out of Godalming in a southerly direction on the A3100 turning right at the roundabout by the Inn on the Lake and continuing on under the railway bridge towards Milford village. On reaching Milford take the first turning left at the mini roundabout into Church Road and at the next roundabout take the first exit again this time on to the Petworth Road (A283). Continue through the villages of Witley and Wormley and on towards Chiddingfold. On entering the village 4 FB Cottages will be found on your right hand side just before the turning right into Woodside Road.



Petworth Road, Chiddingfold



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01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk

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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.