

1 Esmond Place Woodside Road

Chiddingfold Surrey GU8 4RT

Guide Price: £575,000 Freehold

Emery & Orchard
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- Easy Reach of Village Centre, Shops & School
- Spacious & Adaptable Accommodation
- Sitting Room
- Dining Room
- Kitchen
- Three Bedrooms
- Bathroom & En-Suite Shower Room
- Gas Heating & Double Glazed Windows
- Off Road Parking for Several Cars
- South Facing Rear Garden with Useful Home Office



A tastefully refurbished three bedroom, three storey end of terrace house offering spacious and adaptable family accommodation. The house also benefits from a south facing rear garden with useful home office and occupies an enviable location being within easy reach of the village centre and Witley main line station.

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Witley Main Line Station – 2.2 miles (Waterloo approx. 55 mins)

Village Green – 0.5 miles Godalming – 6.7 miles

Primary School – 0.5 miles

Secondary School – 4.1 miles

A3 – 5.8 miles M25 – 19.8 miles M3 – 19.4 miles

Council Tax Band – D Payable - £2,432.03 (2025/26)

Energy Efficiency Rating - D





Directions: BOX 422 E1 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. The property will then be found after a short distance on your let hand side.



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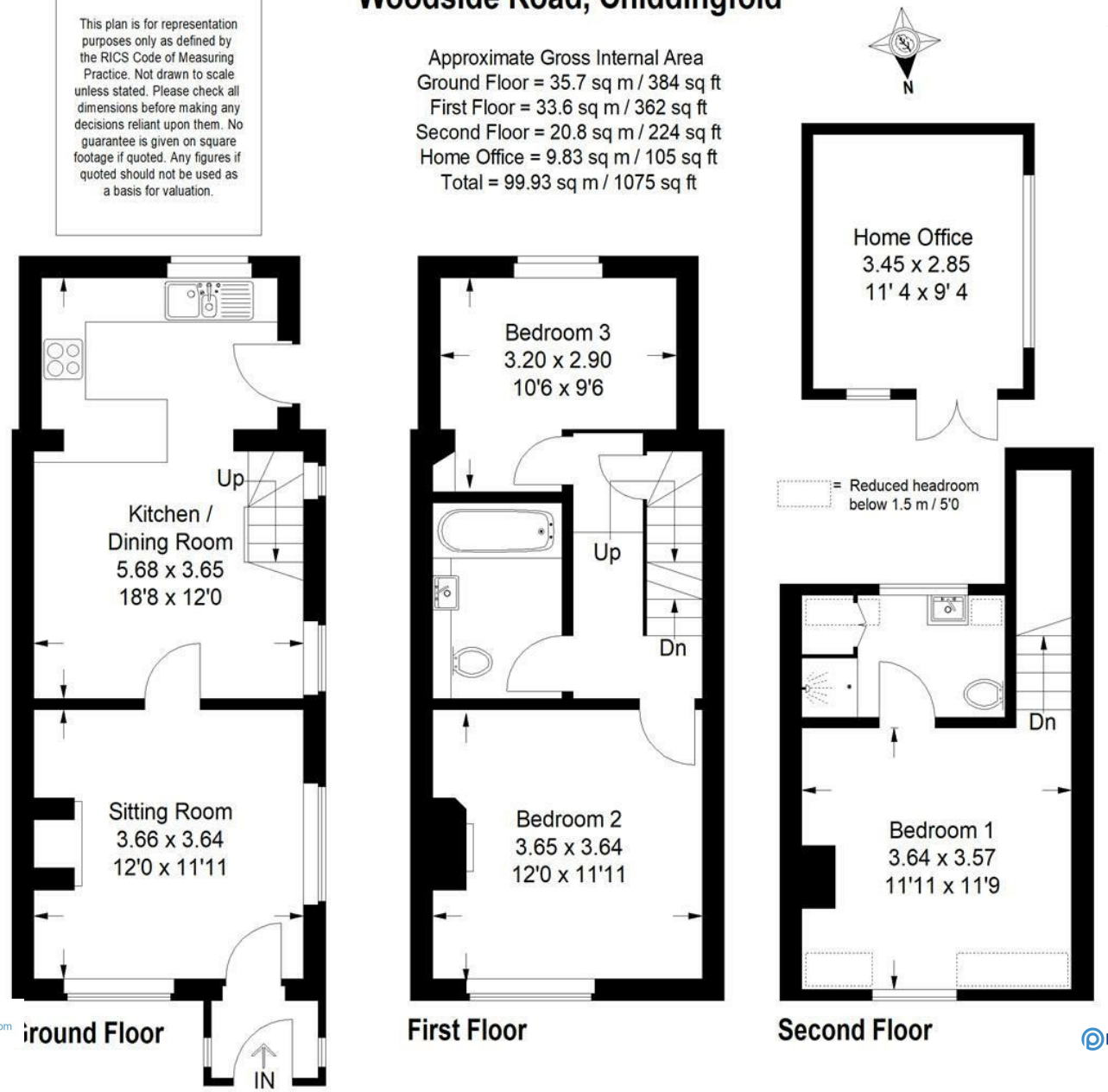
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Woodside Road, Chiddingfold

ZOOPLA

Approximate Gross Internal Area
Ground Floor = 35.7 sq m / 384 sq ft
First Floor = 33.6 sq m / 362 sq ft
Second Floor = 20.8 sq m / 224 sq ft
Home Office = 9.83 sq m / 105 sq ft
Total = 99.93 sq m / 1075 sq ft



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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.

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