



# 3 Hawthorn Cottages Woodside Road

Chiddingfold Surrey GU8 4RW

Asking Price: £450,000 Freehold





- Private No Through Lane
- Potential to Further Improve or Extend
- Large Studio & Workshop
- Sitting Room
- Kitchen/Dining Room
- Bathroom
- Three Bedrooms
- Gas Central Heating
- Parking for Several Cars
- Private Garden



An attractive three bedroom Victorian semi detached cottage with parking, garden, and large detached studio/workshop. The cottage offers potential to further improve having previously had permission granted, but now elapsed for a two storey extension. The property is tucked away at the end of a private road yet within easy reach of the village centre with its excellent local shops, services, public houses, bus routes, St Mary's C of E primary school and only 2.2 miles from the station.







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 - £2,403.36 (2024/25)

Energy Efficiency Rating - F

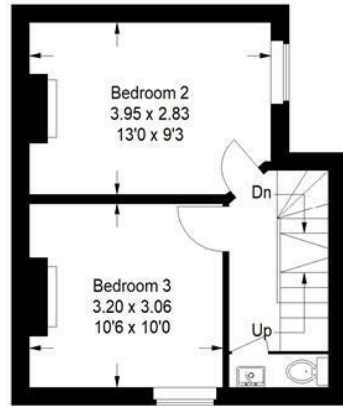


Directions: Leave Godalming in a southerly direction on the A3100 turning right at the mini roundabout by the Inn on the Lake, continuing under the railway bridge and on towards Milford village. On reaching Milford take the first turning left at the mini roundabout into Church Road. Continue to the next 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 and the lane leading to 3 Hawthorn Cottages will be found immediately after and alongside the Baptist Church.

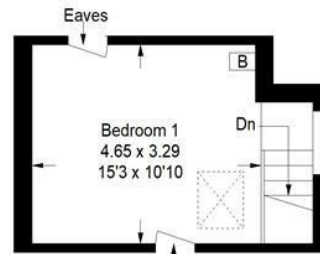


### 3 Hawthorn Cottages Chiddingfold

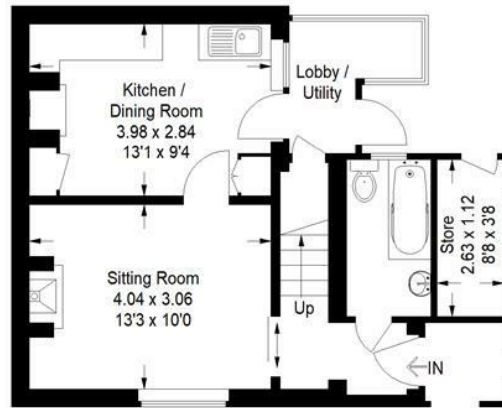
Approximate Gross Internal Area  
 Ground Floor = 38.3 sq m / 412 sq ft  
 First Floor = 27.6 sq m / 297 sq ft  
 Second Floor = 14.4 sq m / 155 sq ft  
 Studio / Home Office / Workshop / Store = 41.1 sq m / 442 sq ft  
 Total = 121.4 sq m / 1306 sq ft



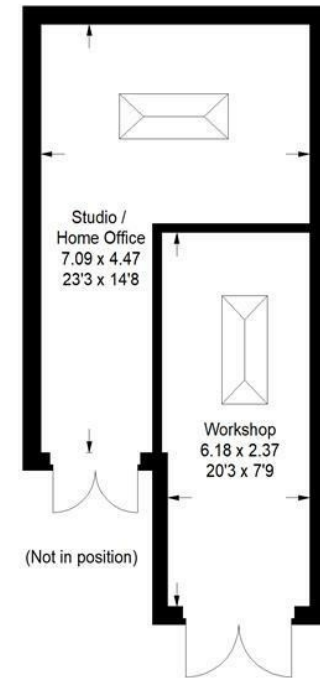
First Floor



Second Floor



Ground Floor



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.