

Coxcombe Lane, Godalming, Surrey
Price Guide £435,000 Freehold

CLARKE C·G GAMMON 1919

6, THE OAKS COXCOMBE LANE
GODALMING SURREY GU8 4PY

Price Guide £435,000

End terrace house built in 1995	No onward chain
Three bedrooms	En Suite bathroom and main bathroom
Living/dining room	Cloakroom
Kitchen	South West facing low maintenance garden
Garage and parking space	Village centre location





Located in the heart of Chiddingfold, a three bedroom home with scope for modernisation and no onward chain, within a small non estate development close to the village centre.

THE PROPERTY

The property was built by Lacey Simmonds in 1995 forming part of this small and attractive development of just ten homes which lie close to the village centre and less than half a mile from the primary school. With the original fittings, finishes and layout, the property has plenty of scope for modernisation and improvement and is offered to the market with the convenience of having no onward chain, if a buyer needs to move in quickly. The development is laid out in an L shaped format with no 6 being end of terrace and benefiting from a low maintenance rear garden which has sunny South Westerly aspect. The accommodation is over 2 floors - on the ground floor is the hall, with a cloakroom off and front aspect kitchen. To the rear is the main living space, the living/dining room with doors going out to the rear garden. On the first floor are three bedrooms. The main bedroom has an ensuite shower room and there is also a separate main bathroom.











THE GROUNDS

The Oaks has a tarmac driveway with visitors parking spaces that continues to the rear of the close with more residents allocated parking spaces and a garage block. No 6 owns a single garage in the block and has an allocated parking space. The rear garden has been designed with low maintenance in mind and mainly paved with green, stocked boarders and enclosed by panelled fencing. It enjoys the perfect, South Westerly for maximum sunshine.

SITUATION

Chiddingfold is a picturesque village located in the Waverley district of Surrey, England. It lies within the Weald, an area known for its natural beauty and historical significance. The village is situated on the A283 road between Milford and Petworth, making it easily accessible. Chiddingfold is surrounded by beautiful countryside, including Chiddingfold Forest, a Site of Special Scientific Interest. The village green is a central feature, often hosting community events. The Crown Inn, one of the oldest inns in England, adds to the village's charm with its rich history dating back to 1285.

St Mary's C of E Primary School is the main educational institution in Chiddingfold. It is an academy within The Good Shepherd Trust, offering a nurturing environment and a comprehensive curriculum.

Chiddingfold is well-connected by road, with the A283 providing direct routes to nearby towns such as Haslemere (4 miles away) and Guildford (9 miles away). Public transport options include local bus services, and the nearest railway station is in Haslemere, offering regular services to London and other major destinations.

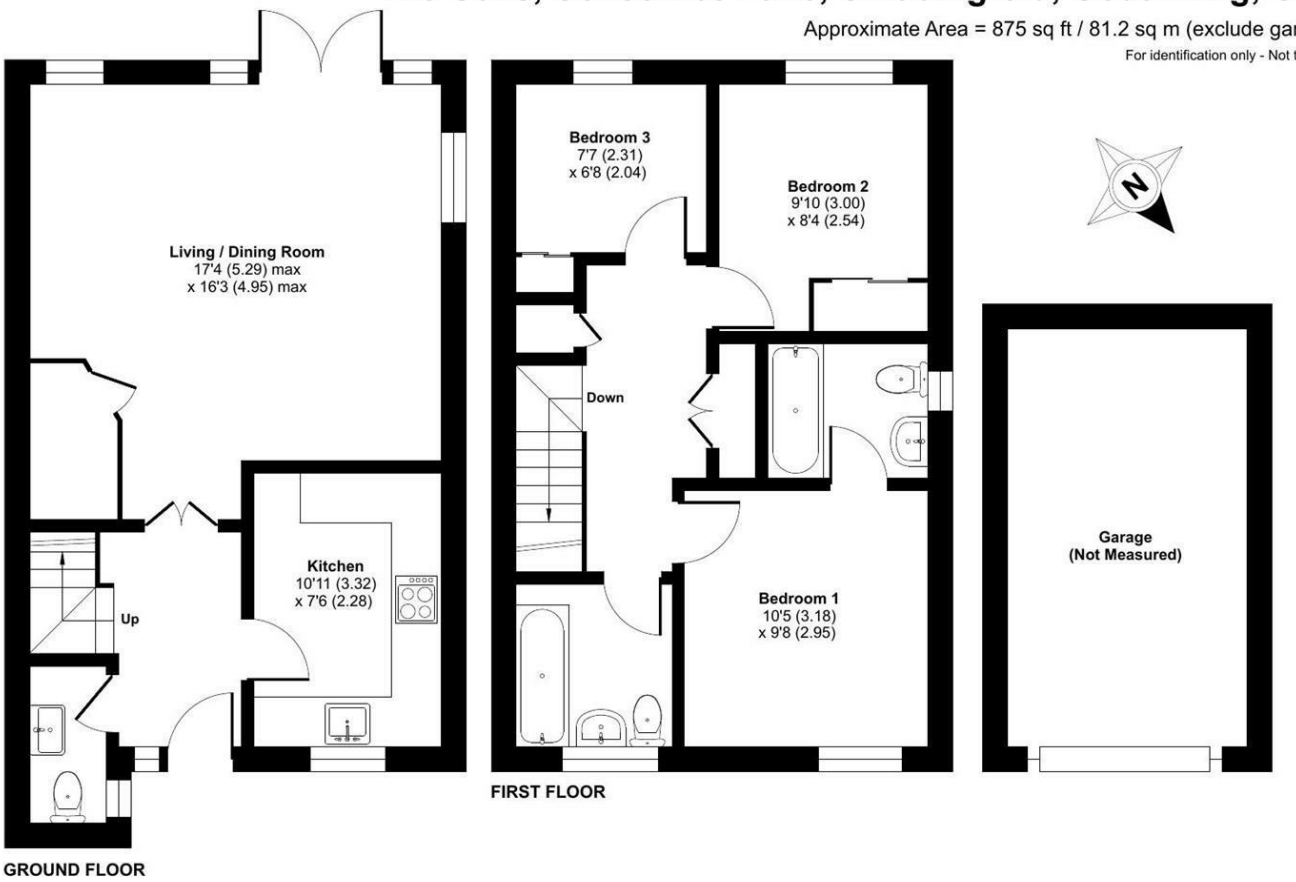
Haslemere - 5.5 miles
Witley main line station - 2.5 miles
A3 access at Milford - 5.5 miles
Godalming - 7 miles
Guildford - 12 miles
Chichester - 24 miles

All distances approximate

The Oaks, Coxcombe Lane, Chiddingfold, Godalming, GU8

Approximate Area = 875 sq ft / 81.2 sq m (exclude garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Clarke Gammon. REF: 1521134

LOCAL AUTHORITY

Waverley Borough Council

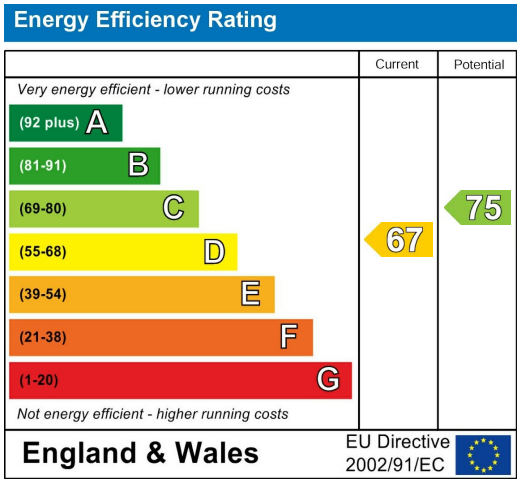
COUNCIL TAX

Band E

SERVICES

Mains water, electricity, mains drainage
gas central heating

9th November 2026



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DIRECTIONS

From our office in Haslemere High Street head south turning left at the Town Hall onto Petworth Road and continue until reaching the junction with the A283. Turn left and proceed into Chiddingfold taking the left turn into Coxcombe Lane (opp Crown PH) where The Oaks will be found on the left hand side just after the Village Hall.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.