



4 FB Cottages Petworth Road

Chiddingfold Surrey GU8 4UJ

Asking Price: £475,000 Freehold



- Walking Distance of Village Green
- Short Drive of Witley Main Line Station
- Many Original Period Features
- Open Plane Living/Dining Room
- Kitchen
- Cloakroom & Useful Inner Hall/Study Area
- Three Bedrooms
- Bathroom
- Gas Heating & Double Glazed Windows
- Large Garden



Occupying an enviable position just moments from the historic village green, this delightful three-bedroom Victorian end-of-terrace home perfectly blends character with versatile modern living. Inside, the spacious and adaptable accommodation flows effortlessly, offering a superb lifestyle opportunity. Outside, the vibrant village community awaits, with its excellent selection of local shops, a well-regarded school, and three traditional public houses all within easy walking distance.











Witley Main Line Station – 2.0 miles (Waterloo approx. 55 mins)

Village Centre – 0.1 mile Godalming – 6.2 miles

Primary School – 0.1 mile

Secondary School – 3.8 miles - Doctors – 0.7 miles Dentist – 3.8 miles

A3 – miles 5.0 miles M25 – 19.4 miles M3 – 19.5 miles

Energy Efficiency Rating - D

Council Tax Band E – Payable £2515.25 (2025/26)

N.B. There is a right of way on foot across the rear of the cottage for neighbour (No.3) to gain access to their rear garden. St Theresa Church also has a right to pass through the garden but they have agreed to give up this right if requested as it is not used.

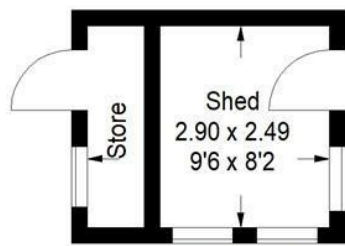


Directions: Proceed out of Godalming in a southerly direction on the A3100 turning right at the roundabout by the Inn on the Lake and continuing on under the railway bridge towards Milford village. On reaching Milford take the first turning left at the mini roundabout into Church Road and at the next 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

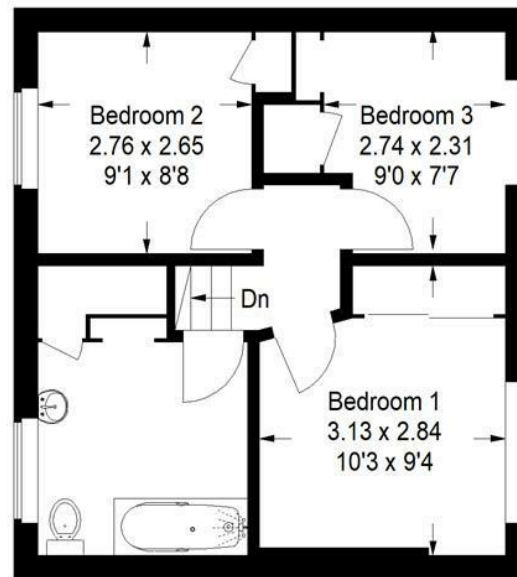


Petworth Road Chiddingfold

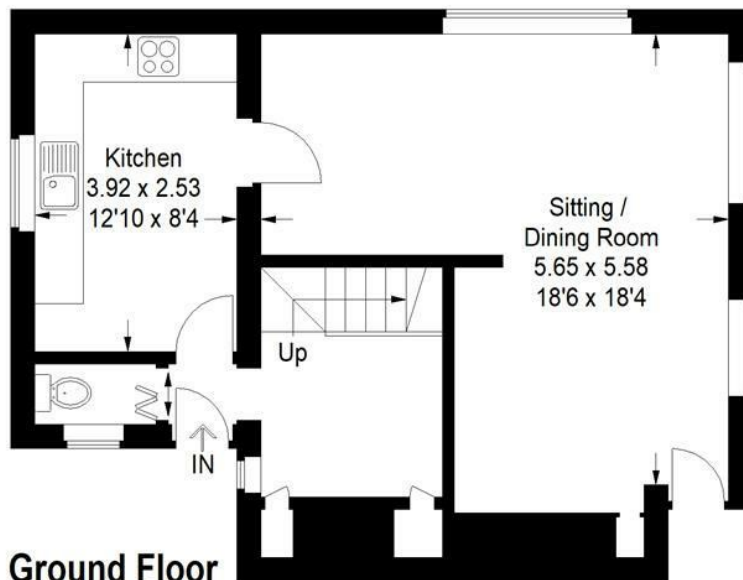
Approximate Gross Internal Area
85.2 sq m / 917 sq ft
Outbuilding = 9.9 sq m / 107 sq ft
Total = 95.1 sq m / 1024 sq ft



(Not in position)
Outbuilding



First Floor



Ground Floor



This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.

ZOOPLA



**Emery &
Orchard**
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk

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.