

# Oakdene

Petworth Road Chiddingfold Surrey GU8 4UF



EMERY & ORCHARD  
ESTATE AGENTS



A delightful three bedroom period house with three reception rooms, level garden and off road parking occupying a convenient location set only moments from the centre of the pretty Surrey village of Chiddingfold

**Guide Price: £500,000**  
**Freehold**

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Entrance Hall ◆ Sitting Room ◆ Dining Room with Wood Burner ◆ Family Room ◆ Kitchen ◆ Utility/Cloakroom  
◆ Three Bedrooms ◆ Spacious Bathroom ◆ Driveway  
◆ Partly Walled Garden

**DESCRIPTION:** Oakdene is a most attractive three bedroom double fronted semi detached cottage set close to the centre of the pretty Surrey village of Chiddingfold having easy access to all its amenities. The house, which has painted brick and rendered elevations under a slate tiled roof, is believed to originally date back to the 1700s. Over the years the house has been the subject of a number of improvements and now provides well planned accommodation that includes on the ground floor a 20ft sitting room, a dual aspect dining room with wood burning stove and a delightful family room with double doors leading out on to the garden. There is also a fitted kitchen with built-in oven and hob together with a useful rear lobby/utility area and cloakroom. On the first floor there is a landing, three bedrooms and a spacious bathroom. Outside a driveway provides off road parking and there is an attractive partly walled garden with patio. The house is likely to appeal to purchasers seeking a characterful home in a convenient location and early inspection is highly recommended.

**SITUATION:** Chiddingfold lies approximately 7 miles south west of Godalming in the Surrey Hills Area of Outstanding Natural Beauty. The village is steeped in history and is centred round a pretty village green with duck pond and many Grade II listed buildings. The village has a number of local shops including a two general stores, butchers and chemists, as well as a doctor's surgery and a number of typical village inns, including the 13th Century Crown Inn located on the village green. There is also a playgroup, nursery school and primary school in the village. For the commuter, Witley main line station is approximately 2.2 miles from the village and provides a regular service to Waterloo in under an hour. For the commuter by road, access to the A3 is available at Milford and provides road communications to London and the south coast, as well as giving access to both Heathrow and Gatwick Airports via the M25 and M23 motorways. The town centres of Godalming, Haslemere and Guildford are all easily accessible by car and provide a comprehensive range of shopping, leisure and recreational facilities. For the walking and riding enthusiast, Chiddingfold is surrounded by some of Surrey's most beautiful countryside. The village also benefits from its own cricket green, football club and 18 hole golf course.

**Directions:** From Godalming proceed in a southerly direction on the A3100 and on reaching Milford village take the first exit left at the mini roundabout into Church Road. Continue to the next roundabout and take the first exit again this time on the A283 Petworth Road continuing through the villages of Witley and Wormley and on to Chiddingfold. Continue into Chiddingfold passing the cricket green and Oakdene will be found on your left where you should see our For Sale Board and just before the shops and main village green.

**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 this may vary.





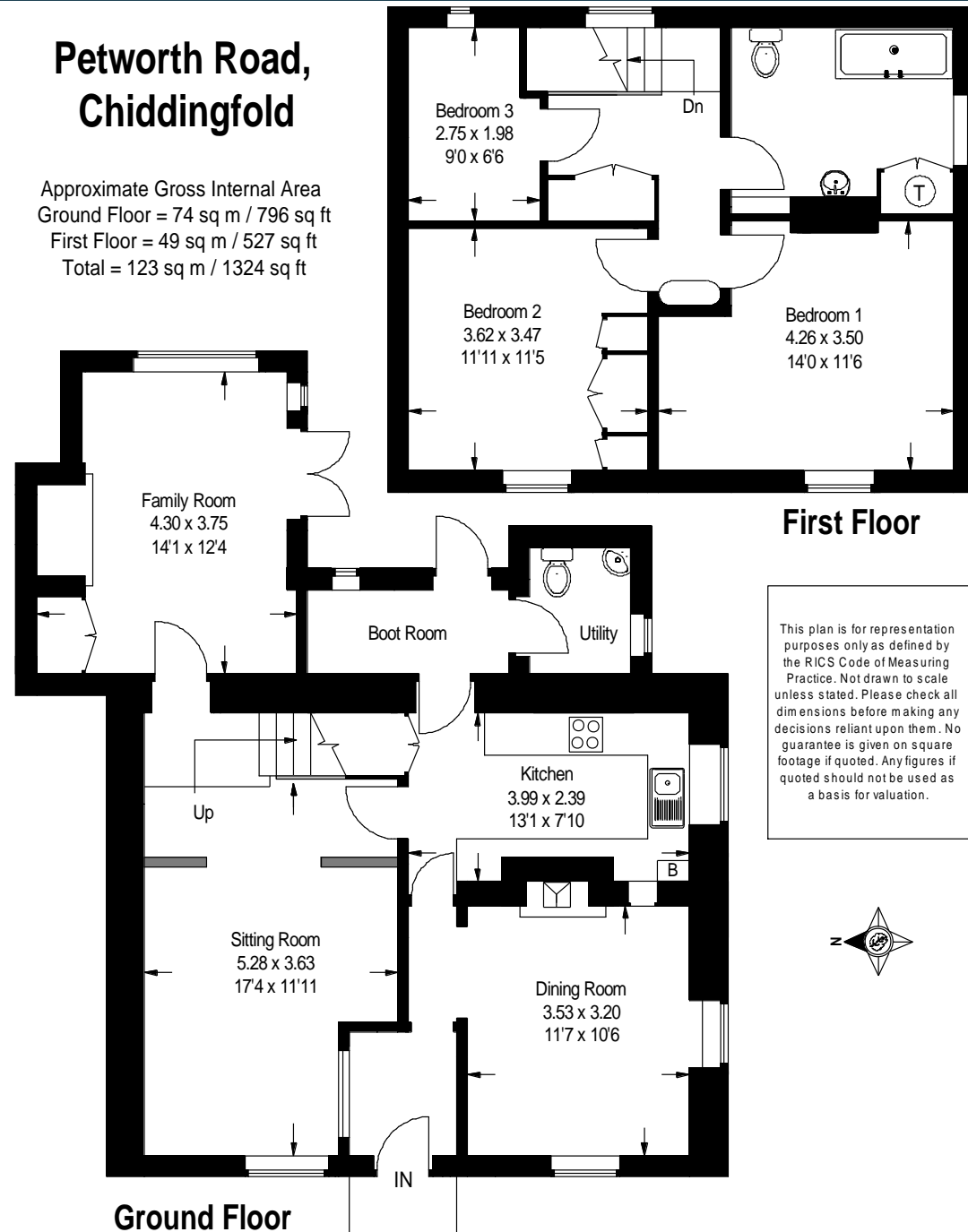
Witley Main Line Station – 2.5 miles (Waterloo approx 45/50 mins) Godalming – 6.9 miles Guildford – 11.5 miles  
 Farnham – 13.0 miles Haslemere – 5.2 miles Gatwick – 30.5 miles Heathrow – 33.0 miles  
 A3 – 5.3 miles M25 – 19.6 miles M3 – 19.5 miles



Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
56	83	55	85
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

# Petworth Road, Chiddingfold

Approximate Gross Internal Area  
Ground Floor = 74 sq m / 796 sq ft  
First Floor = 49 sq m / 527 sq ft  
Total = 123 sq m / 1324 sq ft



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.

