



Petworth Road, Chiddingfold, Godalming, Surrey  
Guide Price £500,000 Freehold

CLARKE  GAMMON  
WELLERS

**WILLOW COTTAGE PETWORTH ROAD  
CHIDDINGFOLD GODALMING SURREY  
GU8 4UT**

**Guide Price £500,000**

Offering redevelopment opportunities

Three 1st floor bedrooms

Three reception rooms

Ground floor bathroom

Requiring complete refurbishment

Box room

Kitchen

Ground floor bedroom with en-suite shower



**A surprisingly large pretty end of terrace cottage in the popular village of Chiddingfold, set in grounds of 0.39 acres, requiring significant refurbishment and offering redevelopment opportunities.**

### THE PROPERTY

Offering approximately 2,000 sq ft in total (including garage), Willow Cottage, we believe, dates from the late 1700s with more modern ground floor extensions. Most of the cottage is in its original state and buyers should be aware that it needs complete refurbishment and modernisation and may not be suitable for a large mortgage. On the ground floor is a sitting room with inglenook fireplace, dining room, family room, kitchen, bathroom and bedroom with en-suite shower room. On the first floor are three bedrooms, box room and WC. Buyers should study the floorplans carefully as the first floor and its bedrooms are considerably smaller than the ground floor.



## THE GROUNDS

The property lies to the north of the village on the corner of Petworth Road and Skinners Lane and has an overall plot of 0.39 acres which is elongated in shape. There is a detached double garage, delapidated shed and greenhouse. A driveway off Skinners Lane leads to a detached double garage with pathways either side leading to the front and back gardens. The level front garden is overgrown and immediately to the rear of the house is a courtyard area with gate and narrower strip of garden opening out into a bulb shaped area again overgrown, partly wooded and siding onto a stream.



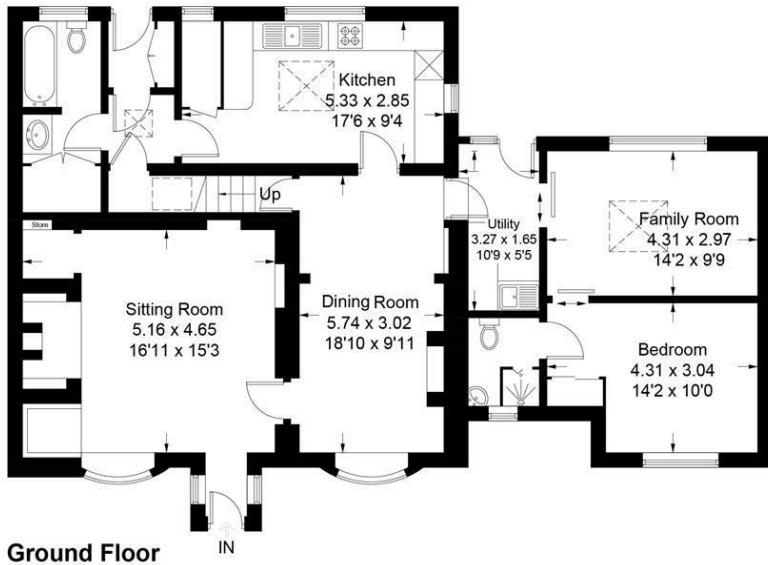
## SITUATION

The cottage occupies a corner position fronting the A283 Petworth Road with the driveway and garage accessed off Skinners Lane. The Winterton Arms is within walking distance, the local primary school is about 0.5 miles distant and the village centre and picturesque green are under one mile away. The picturesque and historic village of Chiddingfold provides a range of amenities including a post office, general store, chemist, traditional butcher and three public houses along with a primary school, community centre, village hall and various sports clubs. There is a wide selection of schools for all ages both state and private nearby. The towns of Haslemere and Godalming are close by and provide more comprehensive shopping and leisure facilities and main line stations on the Portsmouth to London Waterloo line. The A3 can be accessed at Milford and provides links to London, the motorway network, South Coast and Gatwick and Heathrow airports. The surrounding area has much to offer with theatres in Guildford and Chichester, polo and golf at Cowdray Park, horse and motor racing at Goodwood and sailing out of Chichester Harbour. There are many acres of countryside; some of it National Trust owned where walking, cycling and horse riding can be enjoyed.

Primary School 0.5 miles  
Village Centre amenities 0.7 miles  
Witley main line station 1.8 miles  
A3 access at Milford 4. 5 miles  
Haslemere 5.5 miles  
Godalming 6 miles  
Guildford 10 miles

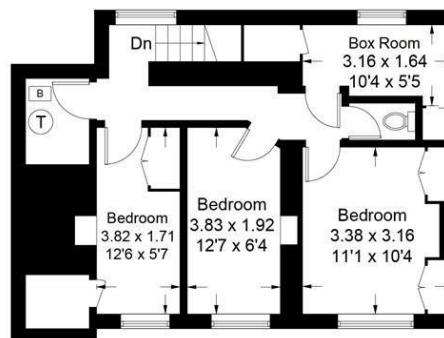
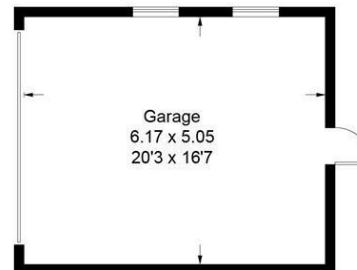
All distances approximate

Approximate Gross Internal Area = 163.6 sq m / 1761 sq ft  
 Garage = 31.0 sq m / 334 sq ft  
 Total = 194.6 sq m / 2095 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate.  
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings  
 before making decisions reliant upon them. (ID641447)

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**First Floor**

**LOCAL AUTHORITY**  
**Waverley Borough Council**

**COUNCIL TAX**  
**Band F**

**SERVICES**  
 Mains water, gas and electricity, gas central heating

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		50
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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#### DIRECTIONS

From our office in Haslemere High Street proceed south and at the Town Hall turn left into Petworth Road. Continue until the end of Petworth Road turning left at the junction with the A283 towards Chiddingfold. Continue through the village, down the hill and the property will be found on the right hand side at the junction with Skinnlers Lane.

#### 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.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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HASLEMERE OFFICE  
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LIPHOOK OFFICE  
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 **CLARKE GAMMON**  
**WELLERS**