



Myrtle Cottages, Woodside Road
Chiddingfold, Godalming, GU8



Beyond your expectations

Character cottage with a large garden, in this favourable village

3 bedrooms | recently refurbished upstairs bathroom with separate shower cubicle | downstairs cloakroom | sitting room | dining room with log burner | fitted kitchen opening into breakfast/family room | gas central heating | off street parking for two | pretty rear garden extending to some 200' in depth.

Guide Price £549,950 Freehold

Description

This cottage provides far larger accommodation than is immediately apparent, being in the centre of a terrace of three cottages, dating back to 1895. There are three distinct reception areas with some light Oak flooring, including a central dining room with a log burner, and doors out to the garden. The versatile family/breakfast room leads from the kitchen results in a great triple aspect space of some 28'0 x 10'9 with views down, and access out to the pretty garden which extends to some 200ft in depth. A loft conversion provides the current master bedroom, with the beautifully refurbished family bathroom having a large walk-in shower. The private drive at the front of the cottage, has a dropped kerb, and provides off street car parking for two.

Outside

Immediately to the rear of the cottage is a terrace which leads onto a shaped lawn with an island flower bed, stocked flower borders, and a rose arbour beyond which is an area of kitchen garden and 2 garden stores. In all the rear garden extends to some 200' in depth and enjoys a wooded backdrop.

Location

Located in this established residential road, which leads from the Petworth Road, by the village Cricket Green and by one of Chiddingfold's Churches. This cottage is very well placed for the centre of one of Surrey's most highly favoured villages, with its famous Village Green (renowned for its firework celebrations),

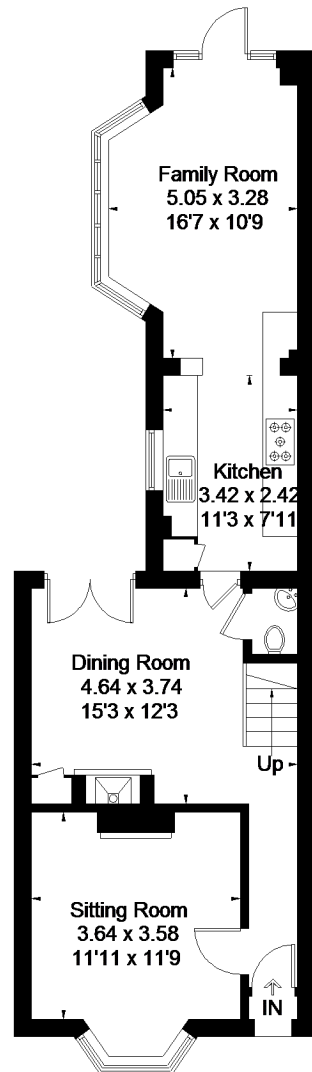
local shops which includes two general stores, chemist, traditional butchers, and a post office, St Marys Church, choice of inns/restaurants, together with a cafe and The Crown Inn on the Green. The nearest mainline station can be found in Witley, serving Waterloo in under the hour, whilst more comprehensive amenities can be found in both Godalming and Haslemere. This pretty cottage is also well located for Chiddingfold's Nursery School and St Mary's School (for older children aged 4 to 11), which are each within a mile (shorter on foot) as is Chiddingfold's cricket green. Access onto to some lovely open countryside is also immediately at hand.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

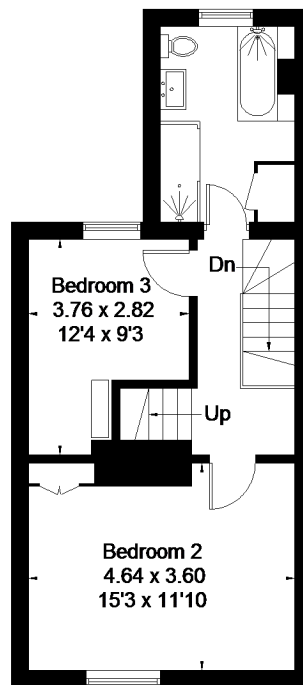
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Approximate Gross Internal Area
121.1 sq m / 1303 sq ft
(Excluding Eaves)

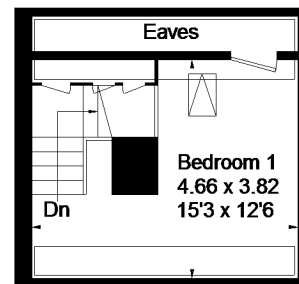


Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor



Second Floor

Floorplanz © 2016
0845 6344080 Ref: 173970

This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

