



10 Woodberry Close, Chiddingfold - GU8 4SF

Guide Price £365,000 - Freehold



Situated in a peaceful cul de sac within the sought after Surrey Hills village of Chiddingfold, is this well proportioned three bedroom semi detached home.

- Modern Semi-Detached Home
- Cul-De-Sac Setting
- Kitchen With Integrated Appliances
- Living Room Leading To Dining Room Overlooking Garden
- Three Bedrooms - Two With Fitted Wardrobes
- Popular Surrey Hills Village
- Downstairs Cloakroom
- Enclosed Rear Garden
- Garage & Parking
- No Onward Chain

This wonderful modern semi-detached three bedroom home is situated in this tucked away position in a lovely cul-de-sac in the extremely popular village of Chiddingfold.

The accommodation is light and airy with an entrance hall leading to a front aspect living room which opens to a dining area overlooking the garden, from here the kitchen has integrated appliances and also enjoys an outlook to the garden. From the hallway there is a downstairs cloakroom. Upstairs from the landing are three bedrooms, two of which are double sized rooms with fitted wardrobes and a classic family bathroom.

Outside; the front garden has an area of shrubs and path to the front door. There is then the adjacent garage and private parking. The secluded rear garden is mainly laid to lawn with a patio.

In summary a super home with garage, parking and the benefit of no forward chain.

Services:

Broadband and Mobile services: Visit checker.ofcom.org.uk

Mains: Gas, electric, water, and drainage (as advised by our vendor)

Waverley Borough Council: Tax Band: D (£2515.24)

EPC Rating: D

Directions:

SATNAV: **GU8 4SF**

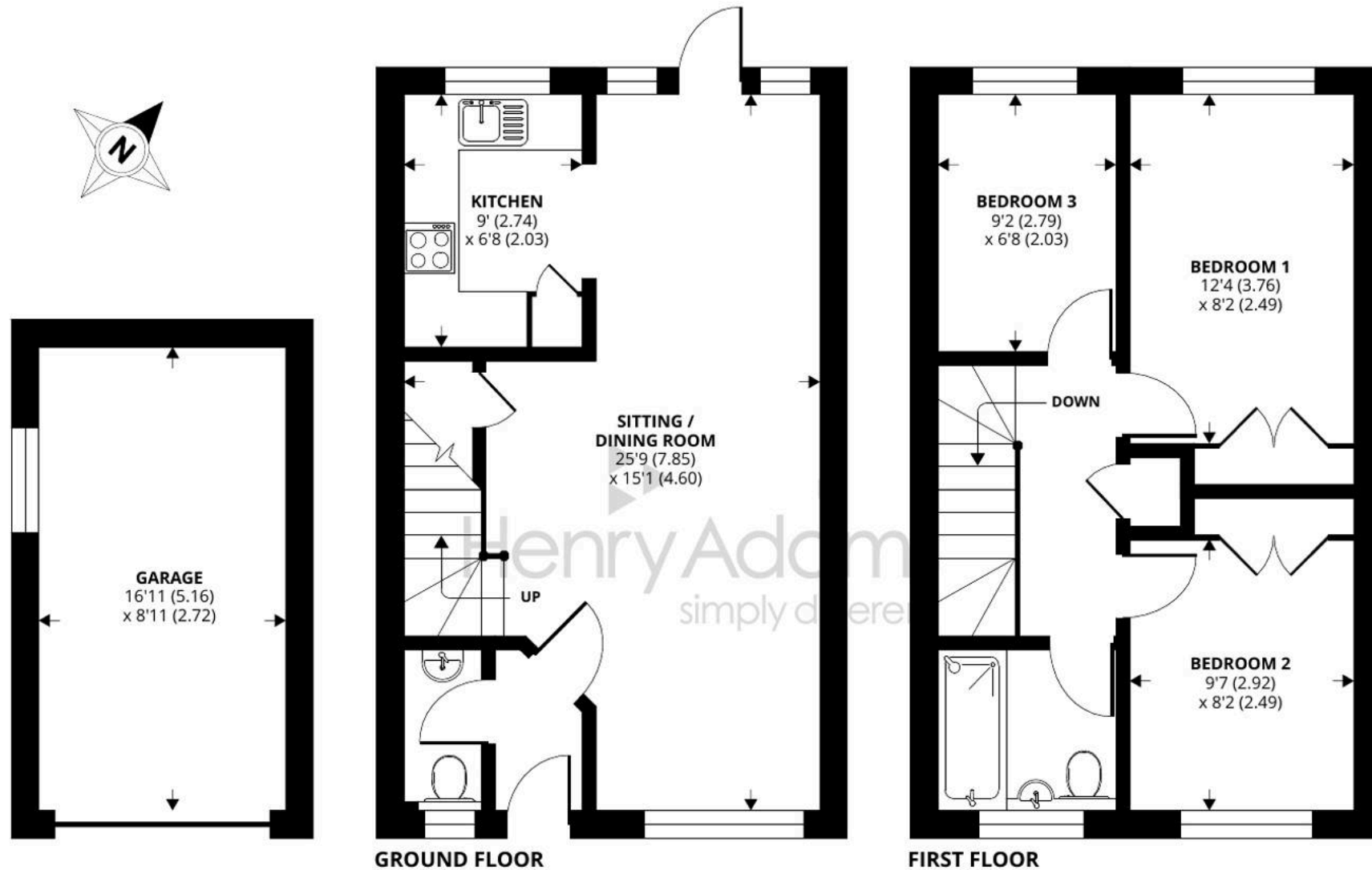
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Location:

The property enjoys a convenient position close to the centre of the village of Chiddingfold. This picturesque village is home to three public houses, an excellent village store, pharmacy, coffee shop and butchers. The property is well located for Chiddingfold Nursery School and St Mary's Primary School and is also within 1/2 mile of the village green - renowned for its firework celebrations every year. To the west of the house is Haslemere with its mainline station offering a fast service to London Waterloo in around 49 minutes or Witley station is also nearby with trains to London in just under an hour. Godalming is a little over 6.5 miles and the A3 can be accessed at Milford providing access to the M25 for Gatwick and Heathrow airports. Access to some delightful countryside is also immediately at hand.

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Woodberry Close, Chiddingfold, Godalming, GU8

Approximate Area = 788 sq ft / 73.2 sq m

Garage = 151 sq ft / 14 sq m

Total = 939 sq ft / 87.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 962357



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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.