



## 2 Knowsley Terrace Woodside Road, Chiddingfold - GU8 4QU

Guide Price £550,000 - Freehold



A charming Victorian cottage dating back to 1894, offering characterful interiors, a 250ft garden leading to a stream, and off-street parking, all within easy reach of Godalming and Haslemere.

- Delightful Victorian Cottage Dating Back To 1894
- Kitchen With Integrated Appliances & Aga Cooker
- Cosy Sitting Room With Open Fire
- Second Versatile Reception Room
- Principal Bedroom With Built-In Wardrobes
- Bonus Loft Area Currently Utilised As A Guest Room/Office
- Exceptional Surrey Hills Village Setting
- Popular Schools Nearby
- Expansive Rear Garden Of Around 250ft
- EV Charging Point & Off Street Parking

Dating back to 1894, 2 Knowsley Terrace is a charming Victorian cottage, rich in character and thoughtfully enhanced to suit modern living. Set within the beautiful surroundings of the Surrey Hills, the property combines a semi-rural feel with excellent convenience, being within easy reach of Witley's mainline station, local amenities, and well-regarded schools.

The accommodation begins with a welcoming entrance porch, leading into a cosy front aspect reception room, ideal as a sitting, dining or play room. Beyond, a separate living room provides a warm and inviting space, centred around an open fire, and flows through to the kitchen. The kitchen is well-appointed with integrated appliances and an Aga cooker, and is complemented by a delightful dining nook with built-in seating, perfectly suited to everyday family life.

Upstairs, the first floor comprises two well-proportioned bedrooms, including a principal bedroom with built-in wardrobes, alongside a stylish family bathroom. The loft has been converted to create a versatile additional space, complete with skylights and character features, currently used as a guest bedroom and home office.

Externally, the property enjoys a superb rear garden extending to approximately 250ft, offering a high degree of privacy and a wonderful space for both entertaining and family enjoyment. Immediately to the rear of the kitchen is a patio area, ideal for outdoor dining, with the garden stretching beyond to include a large storage shed and continuing down to the picturesque Wareham Stream at the far boundary. A useful workshop/utility space is positioned just off the kitchen, along with an outdoor privy. As is typical of Victorian cottages, there is also a right of access across the rear of the neighbouring property.

To the front, the property benefits from off street parking and an EV charging point.

## Services & Directions:

Broadband and Mobile services: Visit [checker.ofcom.org.uk](https://www.checker.ofcom.org.uk)

Mains: Gas, Electric, Water and Drainage (As advised by our clients)

Waverley Borough Council Tax Band D (£2,635.11)

EPC RATING: D

SATNAV: **GU8 4QU**

What3Words///: large.emulating.officers

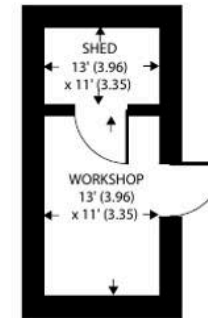
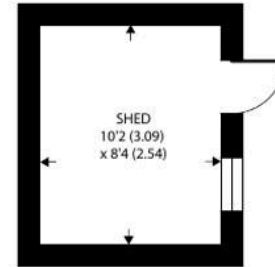
## Location:

Nestled in a charming Surrey village known for its historic character and natural beauty. Just a short walk away from St. Mary's Church stands as a medieval landmark, while Chiddingfold Forest offers scenic trails and wildlife spotting. The village green hosts local events, including the popular Bonfire Night. Nearby, The Crown Inn and The Swan Inn provide cosy dining and accommodation options, whilst Witley Station is just 2.1 miles away. There are two shops in the village including a post office, and Elliott's café. With easy access to the surrounding countryside and a friendly village atmosphere and plenty of community activities, it's a great spot for both relaxation and exploration.

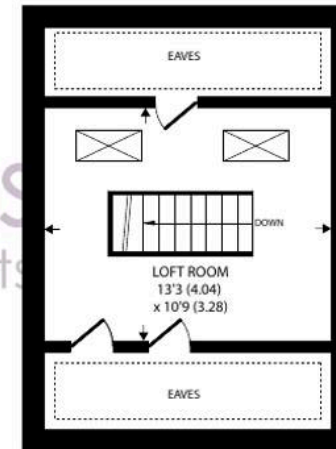








Denotes restricted head height



## 2 Knowsley Terrace, Woodside Road, Chiddingfold, Godalming

Approximate Area = 965 sq ft / 89.6 sq m  
Limited Use Area(s) = 103 sq ft / 9.5 sq m  
Outbuilding = 150 sq ft / 13.9 sq m  
Total = 1218 sq ft / 113 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2026. Produced for Henry Adams. REF: 1432129



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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