



 kelway  
law

**12 Crofts Close, Chiddingfold, Surrey GU8 4SG**

GUIDE PRICE £750,000 - £775,000





## 12 Crofts Close

At a glance:

- Sensational village location
- Detached house
- Principle bedroom with en-suite
- Three further bedrooms
- Exquisite L-shaped kitchen/breakfast room
- 21' sitting room
- Garage
- Driveway with parking

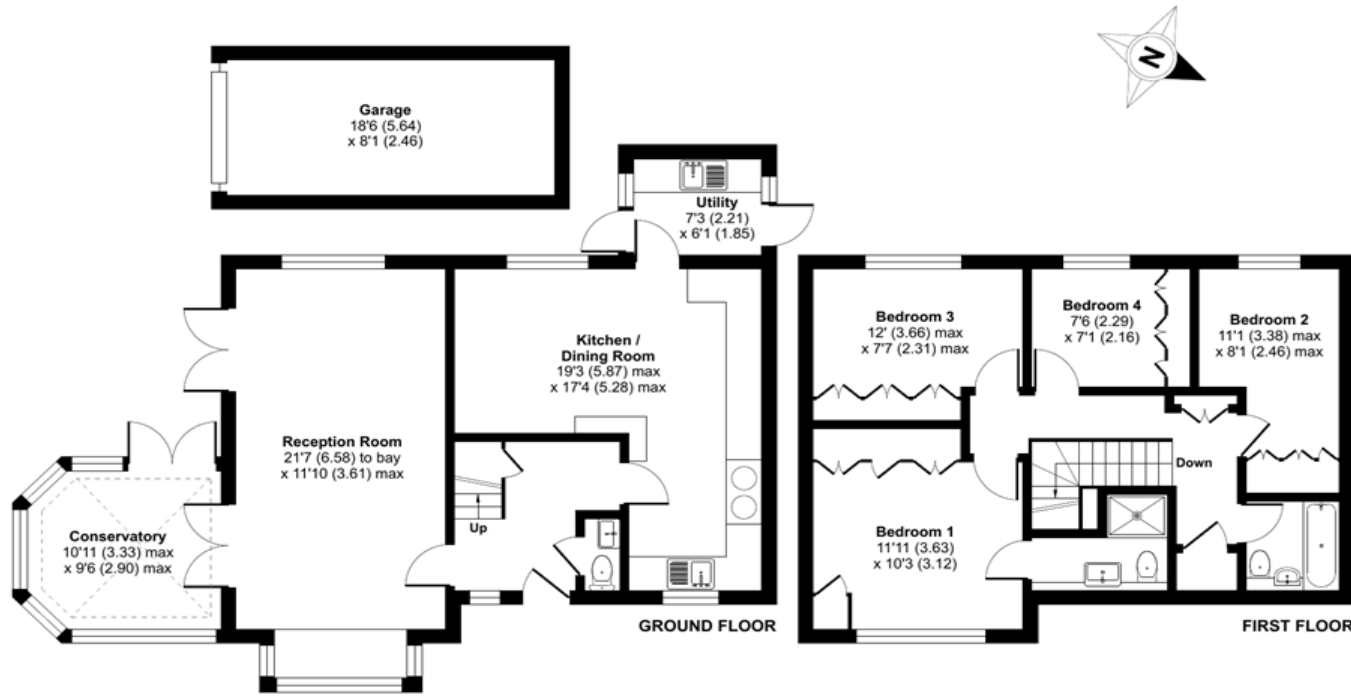
Exquisitely presented with fine open plan living this detached four-bedroom, two-bathroom home sits in a enviable position a short distance from the quintessential village centre of the charming village of Chiddingfold.

Bright and airy accommodation is apparent from the moment you open the front door, with its generous L-shaped kitchen/breakfast room which has been fitted with a fine range of eye and base level units and ample space for dining. The sitting room extends in excess of 21' providing a sensational living space before opening into a conservatory. The ground floor is completed by cloakroom and utility room

The first floor provides principal bedroom with a range of fitted wardrobes and well appointed en-suite shower room alongside three further bedrooms and family bathroom.

The garden is enclosed by fencing and hedging and has been laid to lawn with a substantial patio perfect for those hazy summer afternoon BBQ's and a summer house. The property further offers a tandem garage and driveway parking.

Approximate Area = 1524 sq ft / 141.6 sq m (includes garage)  
For identification only - Not to scale



**RICS Certified Property Measurer**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Kellway Law Estate Agents. REF: 974951

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

### Chiddingfold & Surroundings:

Chiddingfold is a charming, traditional Surrey village with a cricket green, village green and pond, three pubs, local post office and shops together with a well-regarded local nursery and primary school and new medical centre. The village is surrounded by beautiful countryside yet offers the commuter a fast service from Witley Station to London Waterloo in under an hour or from Haslemere Station in around 49 minutes.

There is an excellent selection of schools for all ages, both state and private, in the area. Chiddingfold has easy access to the A3 for London or the South Coast and is equidistant from both Heathrow and Gatwick airports.

### Agents Note:

Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the relevant information. Do so particularly if contemplating travelling some distance to view a property. The appliances mentioned have not been professionally tested





### **Viewings Arrangements:**

Viewings are strictly by appointment with Kelway Law Estate Agents and can be booked by calling the local office or via our website [www.kelwaylaw.co.uk](http://www.kelwaylaw.co.uk)

### **Referral fees:**

Where we refer sellers and/or potential buyers to use the services of ancillary providers we receive a referral fee should you decide to use their services.

**Conveyancing:** We refer conveyancers from a panel selection and are paid a fee £200.00 for each transaction undertaken.

**Mortgages:** We refer to Gilmar Independent Financial Solutions and in doing so receive a payment the equivalent of 25% of the fee the broker receives in arranging the mortgage for you.

### **Are you selling locally?**

Your property is our passion and we would be delighted to assist with your move. To book your free no obligation valuation call your local office or visit [www.kelwaylaw.co.uk](http://www.kelwaylaw.co.uk)

### **Investment Purchase?**

Buying a property to let then you'll need to know the in's and out's from rental value through to your legal obligations as a Landlord. Being members of Association of Regulated Letting Agents (ARLA) means that you can be sure of a professional knowledgeable person looking after your property.