



11 Crofts Close, Chiddingfold, GU8 4SG

Guide Price £570,000



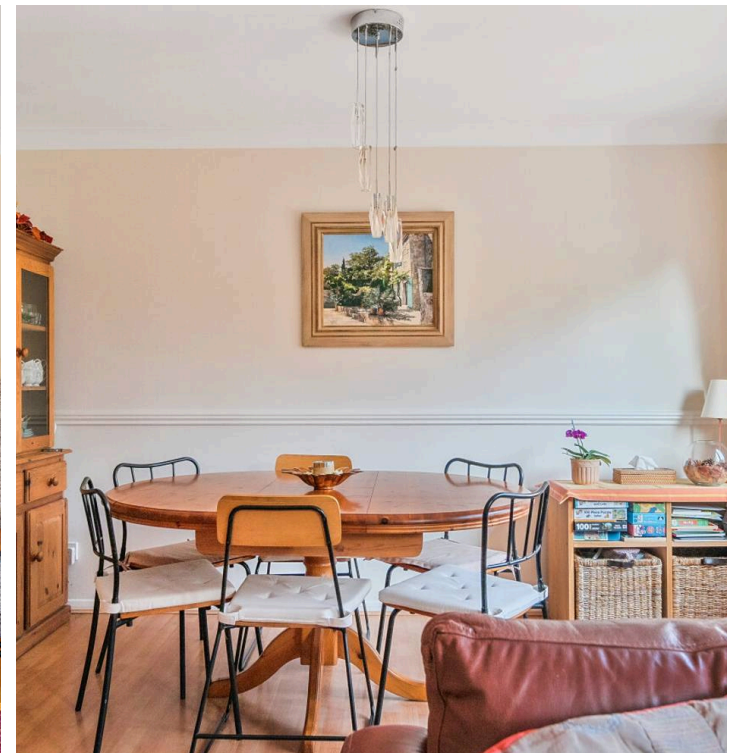
# 11 Crofts Close

## Chiddingfold

- Three Double Bedrooms
- Living/Dining Room
- Downstairs Cloakroom
- Modern Kitchen
- Garage & Driveway
- Secluded Rear Garden
- Refitted Bathroom
- Sought-After Village
- Gas Central Heating & Double Glazing
- Cul-de-Sac Location

This spacious three bedroom semi-detached house benefits from a generous entrance hall with cloakroom, doors then lead off to a modern kitchen with a window overlooking the front garden and door giving side access. There is generous worktop space with base and eye level units, retractable breakfast bar, built-in fridge/freezer, plumbing for washing machine, slimline dishwasher and built-in five burner gas range with electric grill and double oven, and extractor fan above. Off the hallway to the rear of the house is the living/dining room which has a window overlooking the garden and double doors opening onto a composite deck.

Upstairs the property boast three double bedrooms, two with built-in wardrobes and a modern bathroom featuring a bath with shower over. Outside a driveway runs to the side of the property providing parking for three cars and leads to a single garage. The rear South Facing garden features a deck and lawn with fencing all round and benefits from a good degree of seclusion, with space for a greenhouse and door to garage as well as gated side access.





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## Utilities, Location & Directions

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. 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.

Mains: Gas, Electric, Water and Drainage

Waverley Borough Council Tax Band E (£2937.44) (2024-2025)

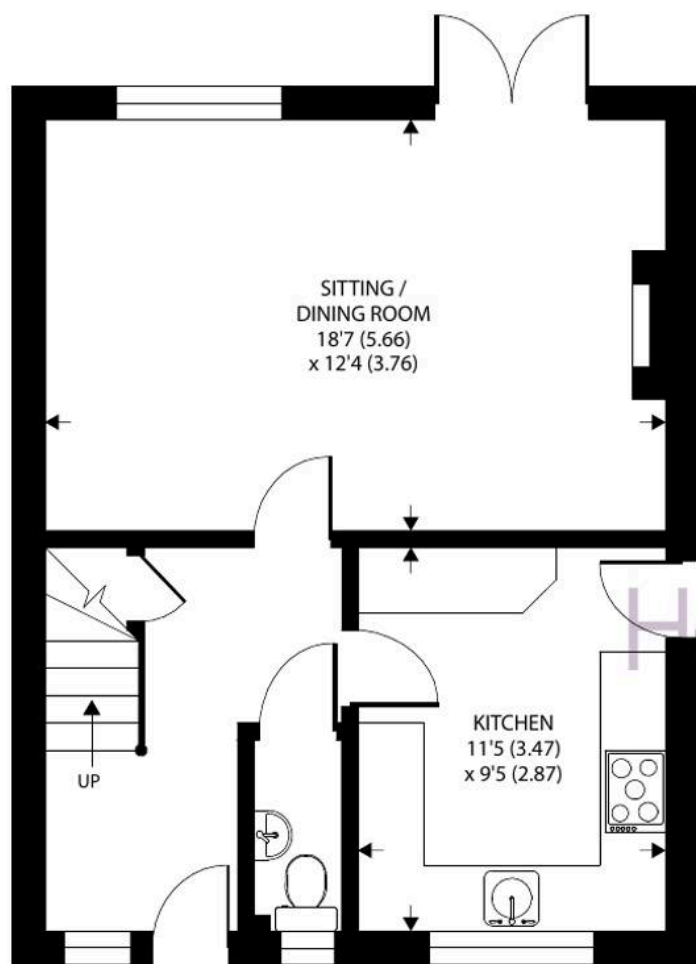
EPC RATING: D

SATNAV: **GU8 4SG** What3Words: giants.icon.hiking

Instagram: Follow us @haslemerepropertyclub

Tenure: Freehold

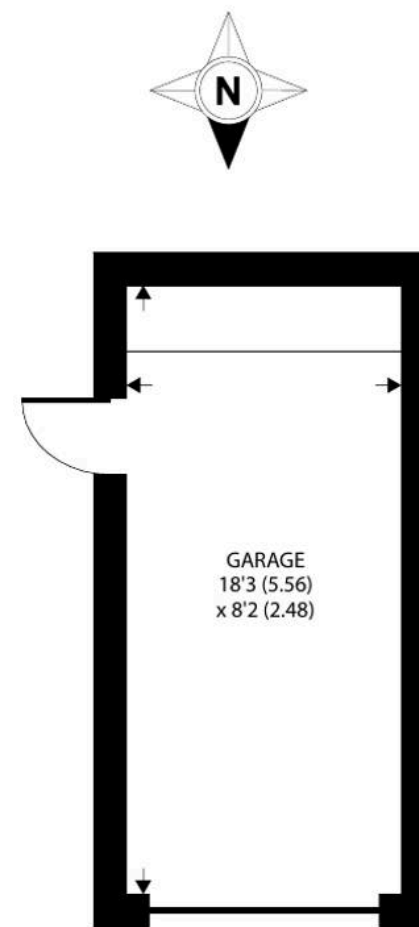




GROUND FLOOR



FIRST FLOOR



Approximate Area = 922 sq ft / 85.7 sq m

Garage = 154 sq ft / 14.3 sq m

Total = 1076 sq ft / 100 sq m

For identification only - Not to scale







## Henry Adams - Haslemere

Henry Adams LLP, Georgian Court, High Street, Haslemere - GU27 2LA

01428 644002

[haslemere@henryadams.co.uk](mailto:haslemere@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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