

Oak Cottage

Fisher Lane, Chiddingfold, Surrey



Jackson-Stops
& Staff



One of two period semi-detached cottages available on the Surrey/Sussex border surrounded by delightful open countryside.

Lot 1: Oak Cottage

- Hall
- Kitchen/dining room
- Sitting room
- Boiler/utility room
- Cloakroom
- Boot room
- Two double bedrooms
- Single bedroom
- Family bathroom with shower and freestanding bath
- Second floor, with large storage area
- Garage with workshop to the rear, gardeners WC and storage above
- Terrace
- Gardens

Lot 2: Christmas Cottage

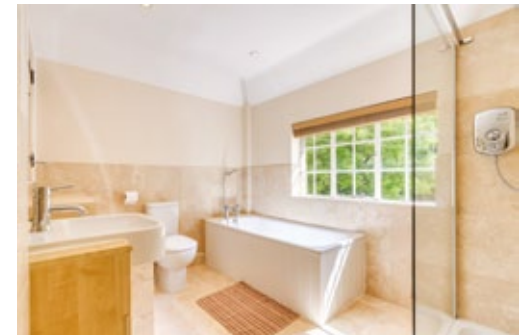
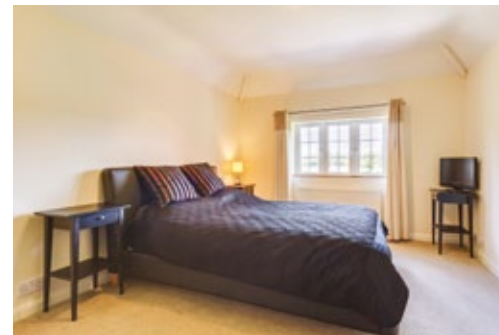
(see separate brochure)

The Property

Oak Cottage is a characterful Edwardian semi-detached property which sits next to Christmas Cottage which is also available to be bought. Both are situated on a country lane and are surrounded by open fields. It is built of brick with tile hanging to the upper elevations under a clay tiled roof. The property is approached through a five bar gate to a large gravelled parking area and the garage, behind which is a workshop with a basin, WC and a staircase leading to the attic/storage area above (this has potential for a variety of uses- subject to planning). The ground floor is open plan and provides a large kitchen/dining area with an oil fired Aga set in a recess. To one side is a useful lean to with an external door and the boiler/utility room housing the oil fired boiler, electric meters and a sink. The sitting room has a fireplace which would fit a wood burning stove, French doors to the terrace and views over the gardens. On the first floor there are two double bedrooms with views over open countryside and a single bedroom with a family bathroom which has modern fittings including a freestanding bath, separate shower, WC and wash hand basin. There is a staircase to a large second floor storage area.

The Garden

The garden at the rear of the house faces north east and is divided in to two areas, with lawns and flower beds, beyond which are the open fields. There is a terrace with a pergola which runs along the rear of the property, with access via the French windows from the sitting room.





The Location

Oak Cottage is situated on a quiet country lane surrounded by farmland and is located 2 miles east of Chiddingfold which has a selection of good quality houses, an iconic village green with a selection of shops, two coaching inns and two churches. The nearby market towns of Haslemere and Cranleigh provide further shopping, whilst Guildford in Surrey and the Cathedral City of Chichester in West Sussex, both with renowned theatres have a good selection of shops and restaurants.

The A3 provides fast access to London, the motorway network, Gatwick, Heathrow and Southampton airports.

There are excellent recreational facilities in the area including racing at Goodwood, Lingfield and Fontwell; polo at Cowdray Park and Burningfold, sailing out of Chichester Harbour and many miles

of footpaths and bridleways for walking and riding, including the South Downs.

By Road

- London 45.5 miles
- Haslemere 6 miles
- Cranleigh 8.5 miles
- Petworth 9 miles
- Midhurst 11 miles
- Guildford 14 miles
- Chichester 23.5 miles

By Rail

- Haslemere to London (Waterloo) from 53 minutes

Property Information

Post Code: GU8 4TB

Services: We have been advised by our clients that the property has mains electricity, water, oil fired central heating and private drainage. (There is a new Klargester in the garden which is shared with Christmas Cottage next door). None of the services have been tested.

Fixtures, Fittings & Garden Statuary: Only such items as are mentioned in these particulars are included in the sale. Others may be available under separate negotiation with the vendors.

Local Authority: Waverley Borough Council.

Tax Band: F

Photographs: Taken May 2016

Viewing: All viewings are strictly by appointment with Jackson-Stops & Staff, Midhurst 01730 812357. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



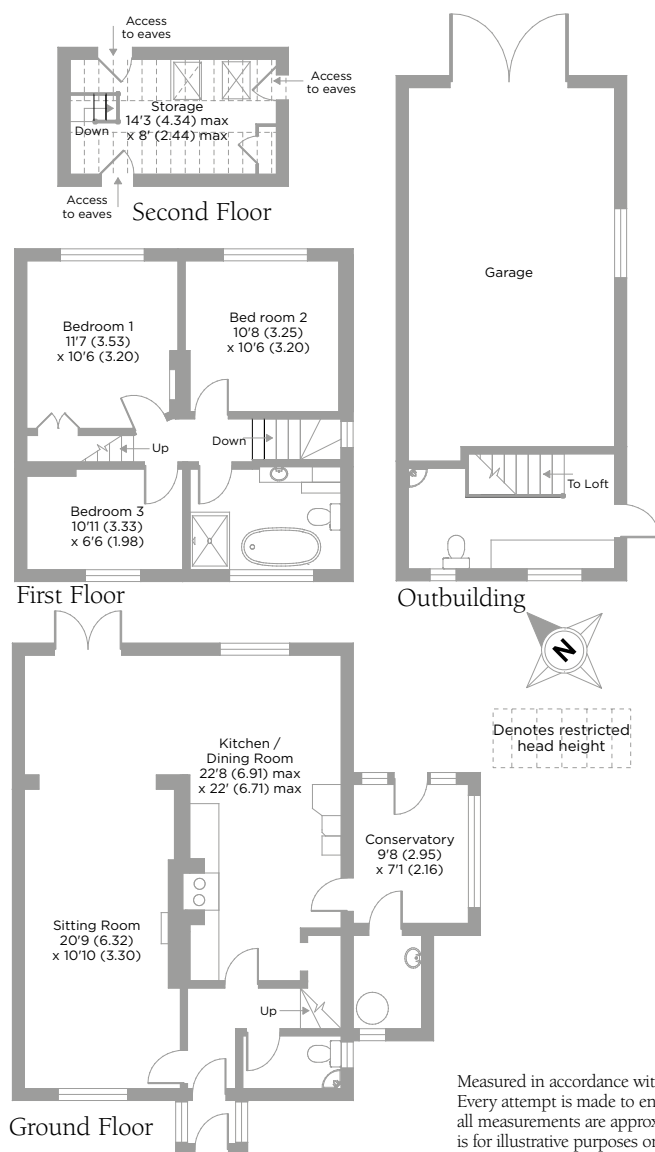
Midhurst 01730 812357 midhurst@jackson-stops.co.uk

Market Square, Midhurst, West Sussex GU29 9NJ

jackson-stops.co.uk



Jackson-Stops
& Staff



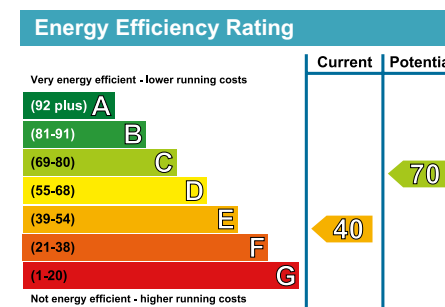
Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

Approx. Gross Internal Floor Area 1303 Sq Ft 121 Sq Metres
(Excludes Restricted Head Height & Outbuilding)



Directions

From Midhurst take the A272 to Petworth. Continue north on the A283 towards Guildford. Approximately 1.4 miles north of Northchapel turn right at the crossroads signposted Plaistow and Kirdford. Pass the lakes and as the road bears round to the right take the turning left towards Shillinglee Park. Continue to the T junction and turn right in to Fisher Lane. Continue for approximately 1/2 mile and Oak Cottage and Christmas Cottage will be found on the left hand side.



Important Notice Jackson-Stops & Staff, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.