



**Keats**  
independent estate agents

Chiddingfold

Guide Price

£800,000



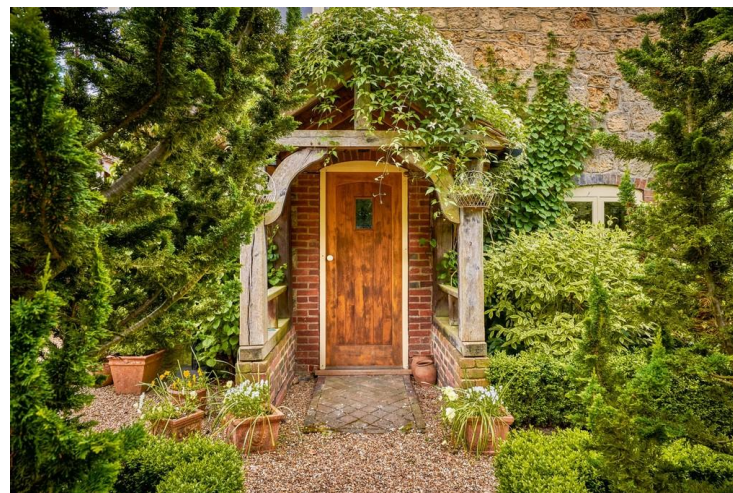


# Chiddingfold

Guide Price **£800,000**

Broken Spur House, Gostrode Lane, Chiddingfold, Godalming, GU8 4SR

Set between Haslemere and Chiddingfold, a character home offering extensive family accommodation with mature gardens and scope for improvement, plenty of parking and with excellent walking on the door step. For the commuter stations at Haslemere and Witley both approximately 4 miles, give a frequent service to London Waterloo.





- CHARACTER HOME
- Part stone elevations
- Stones throw from a pub and garage with a convenience store
- EXTENDED FAMILY ACCOMODATION
- Mature well stocked gardens
- PLENTY OF PARKING
- Garage
- Scope for improvement
- Delightful walking country

### CHIDDINGFOLD

is an attractive village situated approximately 5 miles south of Godalming and 5 miles north east of Haslemere. It has a picturesque green surrounded by many old and beautiful properties and the Crown Inn, which claims to be the oldest licenced inn in Surrey, dating from 1285. The village offers day-to-day shopping facilities, Catholic and C of E churches, Village Club, Golf Club, infant school and health centre. Secondary schools are to be found in Haslemere and Milford. Rail links to Waterloo are available at Witley (4 miles distant), Haslemere or Godalming. Both Haslemere and Godalming offer a comprehensive range of both multiple and individual shops including, coffee houses, bars and sports facilities.

### THE PROPERTY

is a delightful home being approached through a five bar gate onto a large gravel parking area, with a footpath leading to the front door with its covered entrance porch. An engineered oak front door opens into a welcoming reception hall with its dado and picture rails, oak flooring and ornate moulding. The sitting room is a delightful room with coved ceiling having a feature fireplace with a pine mantel and surround with polished hearth and log burner. The dining room is a fine double aspect room with bay window, wood floor and detailed with ornate corning and ceiling rose. The kitchen/breakfast room has two distinct sections and very much has a country feel with a range of wall and floor units with concealed lights and associated granite work surfacing, double oven Aga, space for dish washer and microwave, built in corner cupboard, pan shelf and quarry tiled floor. A fabulous conservatory/garden room leads off the breakfast room and enjoys views over the garden, doors out and a pleasant seating area with log burner and tiled floor with under floor heating. Off the kitchen is found a rear hall with quarry tiled floor having a part glazed door to the outside and space for a large fridge/freezer. The utility room has a floor standing boiler, space for washing machine and tumble dryer and a range of shelves. Rounding off the ground floor accommodation is a contemporary styled shower room with a wc with concealed cistern, wash hand basin with waterfall tap and part tiled walls.

Stairs lead from the reception hall to the first floor. The main bedroom is a good sized room having a bay window and a range of fitted cupboards to one wall. Bedrooms two and three are found on this floor with one having bay window and the other enjoying views over the rear garden. The family bathroom comprises a high level wc, deep bath with claw feet, pedestal wash hand basin, tiled shower, towel rail with radiator and airing cupboard. The attic was converted some years ago and now provides for a study area and further bedroom with reduce head height.

### OUTSIDE

A detached garage with an up and over door, power and light and fitted work bench sits on the edge of the drive whilst within the garden there is a greenhouse and garden shed.

### GARDENS

These really are a delightful feature and over the years the current Vendors have created a wonderful environment by utilising plants and shrubs in colour in blocks. The front has low level box hedging with planted borders in between. The colour scheme at the front being white running through to yellow whilst access to the rear is down either side of the house. There is a large terrace ideal for al fresco dining adjacent to an ornamental pond with tumbling waterfall surround by Acers and Azaleas. A good sized lawn continues around the side of the house leading back to a gate to the front adjacent to which, there is a chicken run and coup. The garden is extensively stocked with amongst others, Lily of the Valley, Hydrangea, Magnolia, Lavender, Willow, Peony and Rose.

NOTE. The Vendors over the years have utilised some ground to the rear of their garden which does not form part of the title to the property.

### SERVICES

Mains water, electricity, private drainage, oil fired central heating.

### LOCAL AUTHORITY

Waverley Borough Council Tax Band: F

### TENURE

Freehold

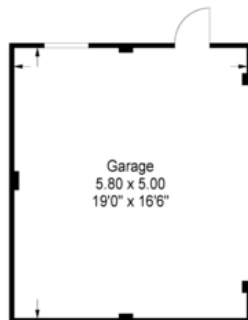
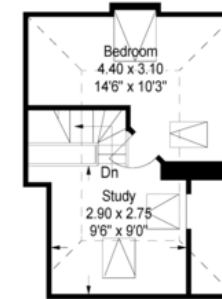
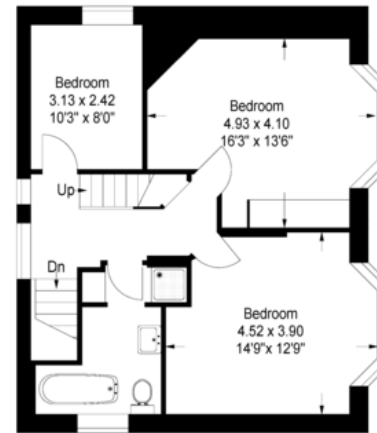
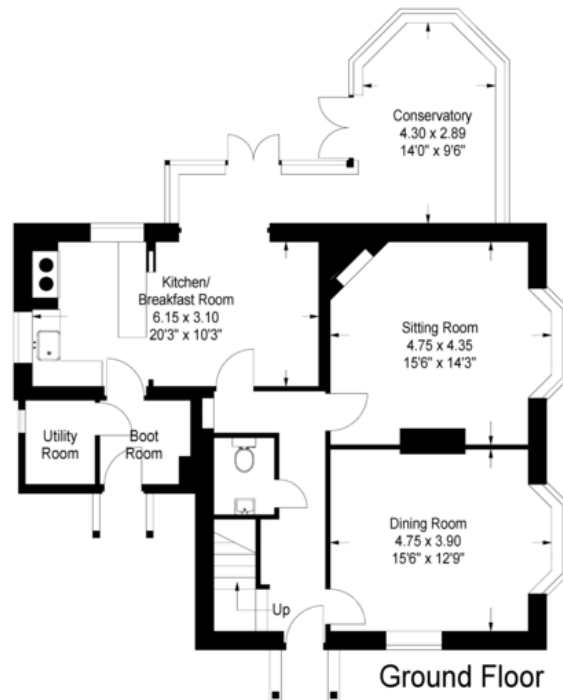
### EPC RATING: F

### DIRECTIONS

From Haslemere turn left at the top of the High Street into the Petworth Road continuing for about 3 miles to the T junction with the A283. Turn left towards Chiddingfold continuing passed the Mulberry Pub and turn right by the Shell Service station/convenience store into Gostrode Lane where the property will be seen immediately on the right just past the garage. From the A3 Milford/Godalming junction take the first exit continuing through the first set of traffic lights turning left at the second by the TW White Mazda garage to the round about. Take the second exit (A283 Petworth Road) signed to Chiddingfold and continue through the villages of Witley, Womley into Chiddingfold continuing through the village passed the gold club on the left turning left by the Shell Service station/convenience store into Gostrode Lane where the property will be seen immediately on the right just past the garage.

### VIEWING

Strictly by confirmed appointment with the Agents. Office hours Mon-Fri 8.45am – 5.45pm, Saturday 8.45am – 4pm. AMAH 07/05/2019 RP



Approximate  
Gross Internal Floor Area  
House: 166sq.m. or 1787sq.ft.  
Garage: 29sq.m. or 312sq.ft.

— Denotes areas below 1.5m  
excluded from Area Total.  
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Constructed in accordance with the RICS code of measuring  
practice, this plan is for layout guidance only. It is not to scale,  
unless specified. Please check all dimensions & shapes before  
making any decisions reliant upon them.



## AGENTS NOTES

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose.

Buyers are advised to obtain verification from their solicitors as to the Freehold/ Leasehold status of the property and any fixtures and fittings.

These particulars do not constitute or form part of an offer or contract nor may they be regarded as presentations.

All interested parties must themselves verify their accuracy.

