

Redwood Place, Chiddingfold, Surrey





A stunning and **luxuriously presented** country house with swimming pool and tennis court set in 13.7 acres.

Summary of accommodation

Main House

Ground Floor: Drawing room | Dining room | Sitting room | Family room | Kitchen/breakfast room | Utility room | Study | Downstairs WC

First Floor: Principal bedroom with dressing room and en suite bathroom | Second bedroom with en suite | Three further bedrooms
Family bathroom

Second Floor: One bedroom annexe with en suite bathroom | Separate entrance and staircase

Additional Accommodation

Gym | Pool House with adjacent shower and changing room

Gardens and Grounds

Landscaped gardens | Extensive entertaining terraces | Swimming pool | Tennis court | Double car barn
Gardeners store | Plant room | Stable | Tack room | Dog kennel | Paddocks | Woodland

In all about 13.7 acres

Distances

Witley 3.8 miles, Haslemere 8.3 miles, Guildford 12 miles, Gatwick Airport 27.8 miles, Heathrow Airport 34.7 miles, London 44.6 miles
(All distances are approximate)



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Location

Chiddingfold, is regarded as one of the most desirable and prettiest villages in Surrey renowned for its accessibility to Central London, yet offering some of the most beautiful countryside in England; with easy access to London to the north and equally to the south coast via the A3.

A fast train service into London Waterloo runs from Witley (about 3.8 miles away) taking around 55 minutes. The property is well located for easy access to Heathrow and Gatwick, together with private facilities at Farnborough and Fairoaks.

There is excellent schooling in the area, including Charterhouse, Bedales, Priorsfield, Cranleigh, St Catherine's at Bramley, Guildford High School, Tormead, The Royal Grammar School, St Edward's at Witley, Aldro and St Hilary's.

Golf is at Petworth Downs, Wildwood Golf and Country Club, Liphook, Cowdray and the West Sussex Golf Club at Pulborough. Horse racing is at Goodwood, polo at Cowdray Park, Hurtwood Park, Smiths Lawn and Guards.



The surrounding area is also renowned for its network of bridleways and footpaths and offers many opportunities for country pursuits.

Chiddingfold has excellent amenities including two renowned pubs, two shops, a coffee shop, butcher, Boots pharmacy, three churches, vets, medical centre, post office and primary school. Haslemere, Godalming, Cranleigh and Petworth are all close by offering good local facilities both for shopping and dining. More comprehensive shopping and dining can be found in Guildford, which is only 12 miles away.

The property

Redwood Place is a captivating Grade II listed residence that boasts a rich history dating back to the 16th century, adorned with later enhancements. Crafted from brick and graced with charming leaded glass windows, the property's allure is accentuated by extensive tile-hung facades crowned by a traditional tile roof. Beyond electric gates, a majestic tree-lined driveway meanders through picturesque paddocks to welcome you home.

The inviting drawing room is heart of the house with its double-height ceilings and traditional oak-panelling. Here, an imposing Minster stone fireplace commands attention, while dual aspect views encompass the garden there is a well hidden drop down projector screen in the drawing room to allow for practical family living alongside formal entertaining.





The sitting room, adorned with dual aspect windows and a galleried landing, centres around a substantial inglenook fireplace housing a grand woodburning stove. The adjacent kitchen houses an open-plan family room and breakfast area as well and has stunning limestone flooring with underfloor heating. There is a generous and charming dining room as well as a spacious study and access next to the study for added versatility is a private rear entrance which leads to a bedroom with an en suite bathroom, ideal as a self-contained annex if desired.

On the first floor, five bedrooms await, with a standout principal suite that harmoniously combines a dressing room featuring bespoke oak wardrobes, a lavishly appointed en suite bathroom, and a character-rich bedroom adorned with original period details. The additional four bedrooms on this floor, accompanied by two bathrooms (including one en suite), are accessible from an inviting galleried landing.



Approximate Gross Internal Floor Area

Main House: 406 sq m / 4,365 sq ft

Outbuildings: 184 sq m / 1,984 sq ft

(Including Restricted Head Height Area)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Gardens and grounds

The stunning gardens surround the house on all sides with expansive areas of lawn, planted borders, shrubbery and trees. There are far reaching views over the lawns and railed paddocks beyond.

A symphony of leisure awaits with the generously sized heated outdoor swimming pool, complemented by additional terracing. Adjacent, a well-appointed pool house/second kitchen beckons as well as a shower/changing room, and a plant room. The pool house, boasting underfloor heating and connectivity, holds authorized ancillary residential potential, making it equally adaptable as a home office or extra guest quarters.

Overlooking the tennis court stands a spacious and fully fitted gym completing the leisure package.

A secondary entrance from the road leads to electric gates unveiling an expansive gravel parking area, artfully secluded by charming hedging. There are further outbuildings here including a double car barn, a gardener's store, and a dog kennel.





The property asserts exclusive ownership, with no public rights of way traversing any part of its expansive grounds. Two enclosed paddocks enhance the estate's allure, with the smaller one housing a stable and a tack room.

Services

The owner informs us that there is mains water, and electricity, oil fired central heating and private drainage with a recently installed waste treatment plant. Superfast Broadband to the premises: This provides a direct connection of the fibre optic services to the property and therefore a much faster download speed.

Directions (GU8 4XY)

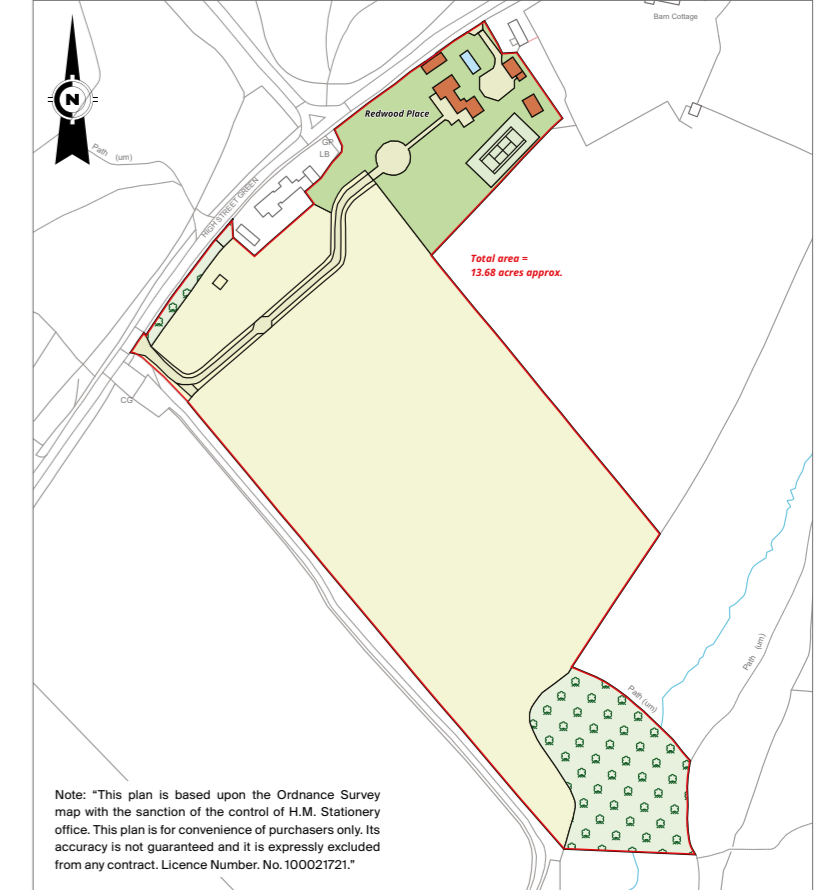
From London head south west down the A3 towards Guildford and Petersfield. Continue along the A3 past Guildford and turn left off this road at the Milford exit and head towards Witley on the A283. Continue along this road passing through Witley until you reach the village of Chiddingfold. Upon reaching Chiddingfold green turn left across the top of the green and continue along this road for approximately 1 mile and turn left signposted High Street Green. Continue along this road for approximately 1 mile and entrance gates to Redwood Place will be seen on the right hand side before the junction with White Beech Lane.

Property information

Tenure: Freehold

Local Authority: Waverley Borough Council

Council Tax: Band H



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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