



Eyot Lodge, Chiddingfold, Surrey





A refurbished family house in the heart of Chiddingfold.

Summary of accommodation

Main House

Entrance hall | Sitting room | Study | Playroom

Kitchen/dining/family room | Utility/boot room | Cloakroom

Principal bedroom suite | Four further bedrooms

Family bathroom

Garden and Grounds

Storeroom and two garden sheds

Parking | Garden

In all about 0.25 acres



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Situation

Eyot Lodge is located in the heart of Chiddingfold, which is regarded as one of the most desirable and attractive villages in Surrey, with its picturesque village green nestling around St Mary's Church. The village has a good range of shops including a post office, general stores, traditional butcher and public houses including the popular Crown Inn.

More extensive shopping facilities can be found in Haslemere to the south and in Guildford and Godalming to the north.

There is an outstanding selection of schools in the area, including Aldro, St Hilary's, King Edward's, Waverley Abbey, Tilford & Rodborough in Witley plus Charterhouse, Priors Field, Tormead, St Catherine's, Cranleigh, The Royal Grammar and Guildford High amongst many others. Within the village are two nursery schools, both of which have a good reputation and St Mary's Primary School. Godalming has a good 6th form college.

Recreational opportunities include golf at several local clubs, including Chiddingfold, Milford, the West Surrey and Hurtmore. There is shooting and fishing at several local venues, polo at Hurtwood Park and Cowdray, racing at Epsom and Goodwood and sailing at Frensham Ponds and Chichester Harbour. The Surrey Sports Park boasts professional-level training facilities. Further leisure and entertainments centres can be found at the Spectrum Leisure Centre in Guildford and centres at Godalming and Haslemere provide a good range of activities. Within the village on the cricket green is the very popular Chiddingfold Cricket Club.

The immediate surrounding countryside offers walking, cycling and riding opportunities in areas that include Hydon Ball and The Devil's Punchbowl at Hindhead. The Surrey Hills Area of Outstanding Natural Beauty is on the doorstep. This part of Surrey is renowned for its accessibility to Central London, yet at the same time offering some of the prettiest countryside in England.





Distances

Witley 3.4 miles (London Waterloo from 54 mins), Godalming 7.1 miles (London Waterloo from 43 mins), Haslemere 5.2 miles (London Waterloo from 57 mins), Guildford 12.3 miles (London Waterloo from 36 mins), Milford 5.1 miles (London Waterloo from 47 mins), Central London 43.4 miles

Roads: A3 Milford 5.5 miles, M25 (Wisley Junction 10) 20 miles

Airports: London Heathrow 37.7 miles, London Gatwick 30.9 miles

(Distances and times approximate)

Eyot Lodge

Eyot Lodge, which dates back to the 1960s, has been in the same ownership for the last 12 years. During that time, our clients have beautifully refurbished, extended and new double-glazed windows were also installed.

The focal point of the house is the wonderful kitchen/ breakfast/family room with full height sliding doors along one wall, providing loads of natural light, overlooking the gardens. The kitchen was fitted by Lyne & Co Kitchens with bespoke units and granite worksurfaces and is complemented by the oak flooring that extends throughout the rest of this room.

In addition is the drawing room, with a wood burning stove, that has double doors leading through to the study, which in turn has doors through to the kitchen/breakfast/family room, proving a great flow for entertaining.

On the first floor are a total of five bedrooms with two bath/ shower rooms that have been tastefully refitted.











Outbuildings

To the front of the house, behind double garage doors, is a storeroom. In the rear garden there are two timber garden sheds.

Gardens

To the front of the house is the driveway providing ample parking. This is bordered by a laurel hedge on the front boundary and raised beds with roses and manicured box balls.

Running along the back of the house is a terrace with a covered barbeque/store area in one corner. The garden is principally laid to lawn with well-stocked flower and shrub borders including hydrangeas, magnolia and camelia on either side. There is also a substantial yew, in addition to a mature apple tree and flowering cherry. The boundaries are defined by mature hedging on all sides.



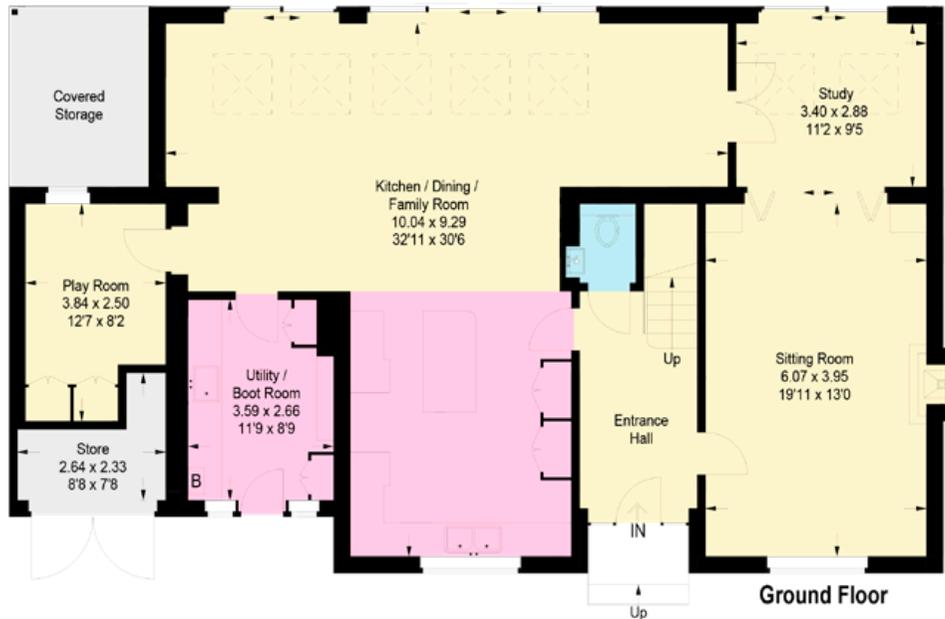
Approximate Gross Internal Floor Area

Ground Floor: 139.4 sq m / 1,500 sq ft (including Store)

First Floor: 94.4 sq m / 1,016 sq ft

Total: 233.8 sq m / 2,515 sq ft

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.



Property Information

Tenure: Freehold.

Services: We are advised by our clients that the property has mains water, electricity and drainage, in addition to gas fired central heating.

Local Authority & Council Tax Band: Waverley Borough Council. 01483 523333. Council Tax: Band G

Energy Performance Certificate Rating: Band C

Directions (Postcode: GU8 4UA)

From Guildford, head south on the A3 and take the Milford exit. Proceed through Milford and pass through the two sets of traffic lights following signs for the A283. At the subsequent roundabout take the second exit, signposted A283 to Petworth, Witley and Chiddingfold. Remain on this road through Witley passing King Edward's School on the right and then straight down into the village of Chiddingfold. Continue along the road, passing The Green on your left, then pass the church on your right, The Swan Inn on your left and Eyot Lodge will be found on your right after a further 200 yards, as you start to head up the hill.

Viewings

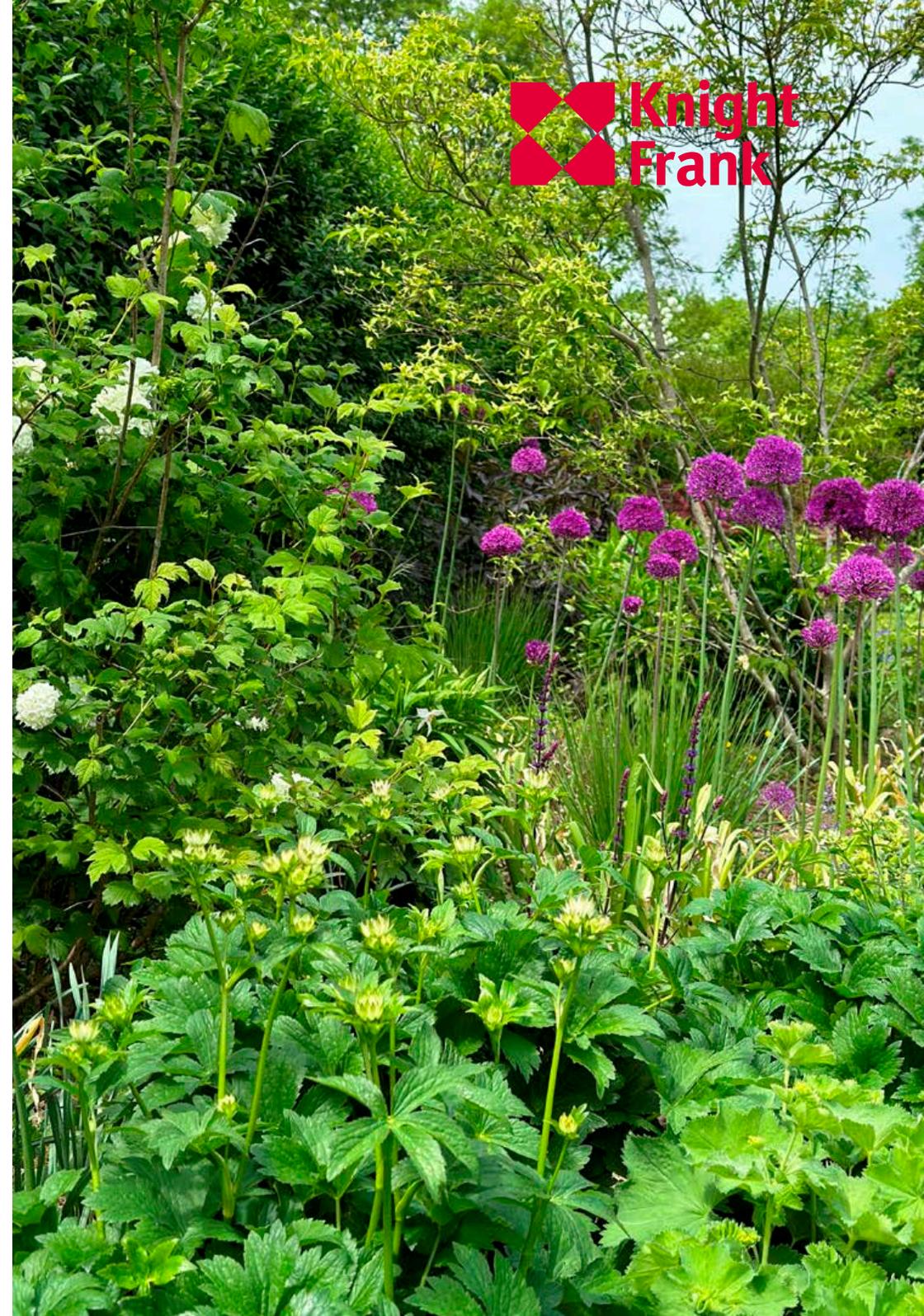
All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.



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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