

Brantwood, Chiddingfold, Surrey



A great opportunity, backing onto grazing land, on the edge of this sought after village.

Summary of accommodation

Ground Floor - Entrance porch | Entrance hall | Sitting room | Dining room
Kitchen/breakfast room with walk-in larder | Cloakroom

First Floor - Principal bedroom with en suite shower room
Two further bedrooms | Family shower room

Garden and grounds - Double garage | Three garden stores | Garden

In all approximately 0.68 acres

Distances

Godalming 7 miles (London Waterloo from 43 mins), Haslemere 4.3 miles (London Waterloo from 57 mins), Guildford 11.9 miles (London Waterloo from 36 mins), Milford 4.6 miles (London Waterloo from 47 mins)

Roads: A3 Milford 5 miles, M25 (Wisley Junction 10) 19.5 miles

Airports: London Heathrow 32.7 miles, London Gatwick 44.2 miles (A3/M25)

(Distances and times approximate)



3



2



2



0.68
acres

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Location

Brantwood is located on the western fringes of Chiddingfold village with its focal point being the village green. Local amenities include two shops, a butcher, a coffee shop on the green, three churches, a vet, medical centre, post office, primary school and several public houses.

Godalming, Haslemere and Cranleigh are all close by and offer good shopping and recreational facilities, whilst the county town of Guildford is about 12 miles to the north.

Communications in the area are very good with excellent road and rail connections all within easy reach. The A3 is 15 minutes away by car and provides easy access to London, the north, the south coast. Junction 10 of the M25 is approximately 20 miles away giving access to the national motorway network, Gatwick and Heathrow airports. The local mainline station is at Witley, offering a fast service to London Waterloo from 54 minutes.

There is an excellent range of schools including Cranleigh, St Catherine's Bramley, Charterhouse and Prior's Field in Godalming, Aldro in Shackleford and a number of other good private and state schools plus Guildford High School, Tornead and The Royal Grammar School in Guildford.

Sporting facilities include racing at Sandown, Epsom and Ascot. Polo at Epsom and Cowdray Park as well as mixture of horseracing, golf and motorsports at Goodwood. Golf at numerous well-known courses throughout the area including the West Surrey in Godalming, two good courses in Liphook and a local course in Chiddingfold.

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



Brantwood

Brantwood, we are advised, was built in 1927 for the Cooper family, renowned in the area for manufacturing walking sticks. The house was then passed down the generations and this is only the second time that it has been in the market.

Whilst the house was extended in 2007, it still offers scope for further improvement. It currently offers double glazed windows, some of which are sash and many of the rooms have laminate flooring.

The house sits in a substantial sized corner plot garden that backs onto grazing land, currently used by a pony stud.





Outbuildings

There is a double garage with an electric up and over door. There are also three garden sheds/stores.

Garden and Grounds

Brantwood is approached into a gravelled driveway and bordered by laurel hedging. This is bordered by a wide expanse of lawn and a shrub border. Access through close panelled fencing leads to the rear garden which is laid to lawn and south- westerly facing. There is a terrace area and a selection of apple trees. The gardens, which offer huge scope, then back onto grazing land.

There is also a further vehicular access off Ridgley Road into the gardens on the northern side.

Property Information

Tenure: Freehold.

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

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

Energy Performance Certificate Rating: Band D

Directions (Postcode: GU8 4QW)

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. Having passed The Green on your left, turn right into Coxcombe Lane immediately after the pond on your right. Follow this for 0.2 miles and turn left into Ridgley Road. Follow this for 0.2 miles and Brantwood will be found on your left-hand side, immediately after the turning into Ballsdown.

Viewings

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



Approximate Gross Internal Floor Area

Main House: 1,593 sq ft / 148.0 sq m

Outbuildings: 367 sq ft / 34.1 sq m

Total: 1,960 sq ft / 182.1 sq m



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.

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I would be delighted to tell you more

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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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