

# Rose Cottage

Chiddingfold, Surrey









# Rose Cottage

Pockford Road, Chiddingfold, Surrey

A quintessential period cottage just off  
The Green, of this highly sought-after  
village.

#### Accommodation

Drawing room | Sitting room | Kitchen/dining/family room | Cloakroom | Study | Utility room

4 bedrooms | Family bathroom | En suite shower room

Garden shed | Hard tennis court

**In all approximately 0.7 acres**



#### Guildford

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## Situation

Rose Cottage is positioned just off The Green in the highly sought-after village of Chiddingfold, with direct access to miles of beautiful walks. Local amenities in the village include two convenience stores, a butcher, hairdresser, Boots Pharmacy, two churches, a vet, medical centre, post office, primary school, and four public houses, all centred around this delightful village green. There is also a separate cricket green and a football pitch. "You'll love living here": quote Sunday Times 28 March 2021.

(Distances and times approximate)

## Shopping

Witley - 3.2 miles

Haslemere - 5.2 miles

Godalming - 7 miles

Petworth - 11.3 miles

Guildford - 11.7 miles

Central London - 43.8 miles

## Schools

Royal School, Haslemere

St Ives, Haslemere

Charterhouse, Godalming

Prior's Field, Godalming

Royal Junior School, Hindhead

Highfield School, Liphook

Cranleigh School, Cranleigh

King Edward's, Witley

Barrow Hills, Witley

## Communications

**Trains:** Witley 2.5 miles (London Waterloo from 55 minutes), Haslemere 5.8 miles (London Waterloo from 49 minutes)

**Roads:** A3 5.4 miles, M25 (Wisley Junction 10) 19.7 miles

**Airports:** London Heathrow 38 miles, London Gatwick 30.6 miles

## Amenities

**Racing:** Goodwood

**Polo:** Cowdray Park

**Golf:** Petworth Downs, Wildwood Golf and Country Club, Liphook, Cowdray and The West Sussex Golf Club

**Sailing:** Chichester Harbour











## Rose Cottage

Rose Cottage is the most picturesque country cottage, which is believed to date back to the 18th century with later additions. The house is approached into a spacious open plan kitchen/dining/orangery, which is the focal point of the house and overlooks the dining terrace and delightful garden. The kitchen has a vaulted ceiling and the floors are oak boarded. Four folding doors and steps lead down to the formal drawing room, again with oak boarding and a working fireplace. The sitting room is also a feature of the house with an inglenook fireplace. In addition, there is a study and utility room highlighting the oak structure.

On the first floor are four bedrooms and a family bathroom and an en suite bedroom accessed off the rear staircase.

Our client has drawn up plans to open out the layout of the back of the house incorporating the study and bedroom suite above. These are available at the house.

Whilst Rose Cottage has been improved over the years, so much has been done in keeping with the cottage and it now provides a buyer with a fantastic opportunity, to place their mark on this very pretty country cottage in the heart of one of Surrey's most sought-after villages.



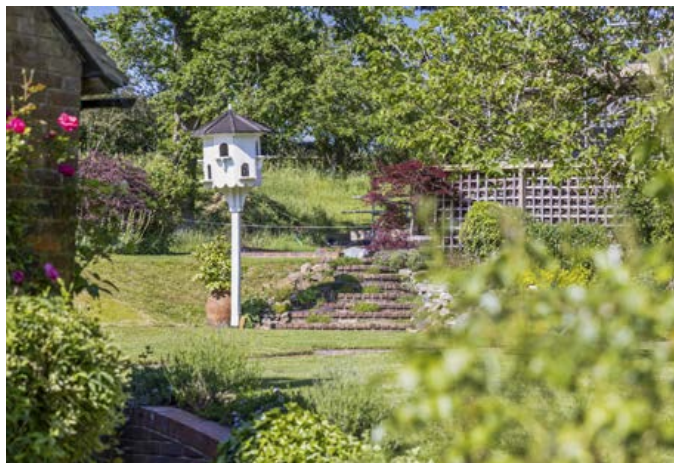












## Gardens

Rose Cottage is approached through a wrought iron gate with adjoining fencing into the pathway and cottage gardens leading up to the front door. A York stone pathway leads around to the side door and wide terrace on the western side. The gardens are principally laid to lawn with well-stocked flower and shrub borders. A flight of steps leads up to the upper lawn area where there is a garden shed, tractor mower and log store. The grounds then slope up towards the hard tennis court on the top boundaries with a view across to Blackdown hill. The boundaries to Rose Cottage are mostly defined by mature hedging providing a wonderful degree of privacy.

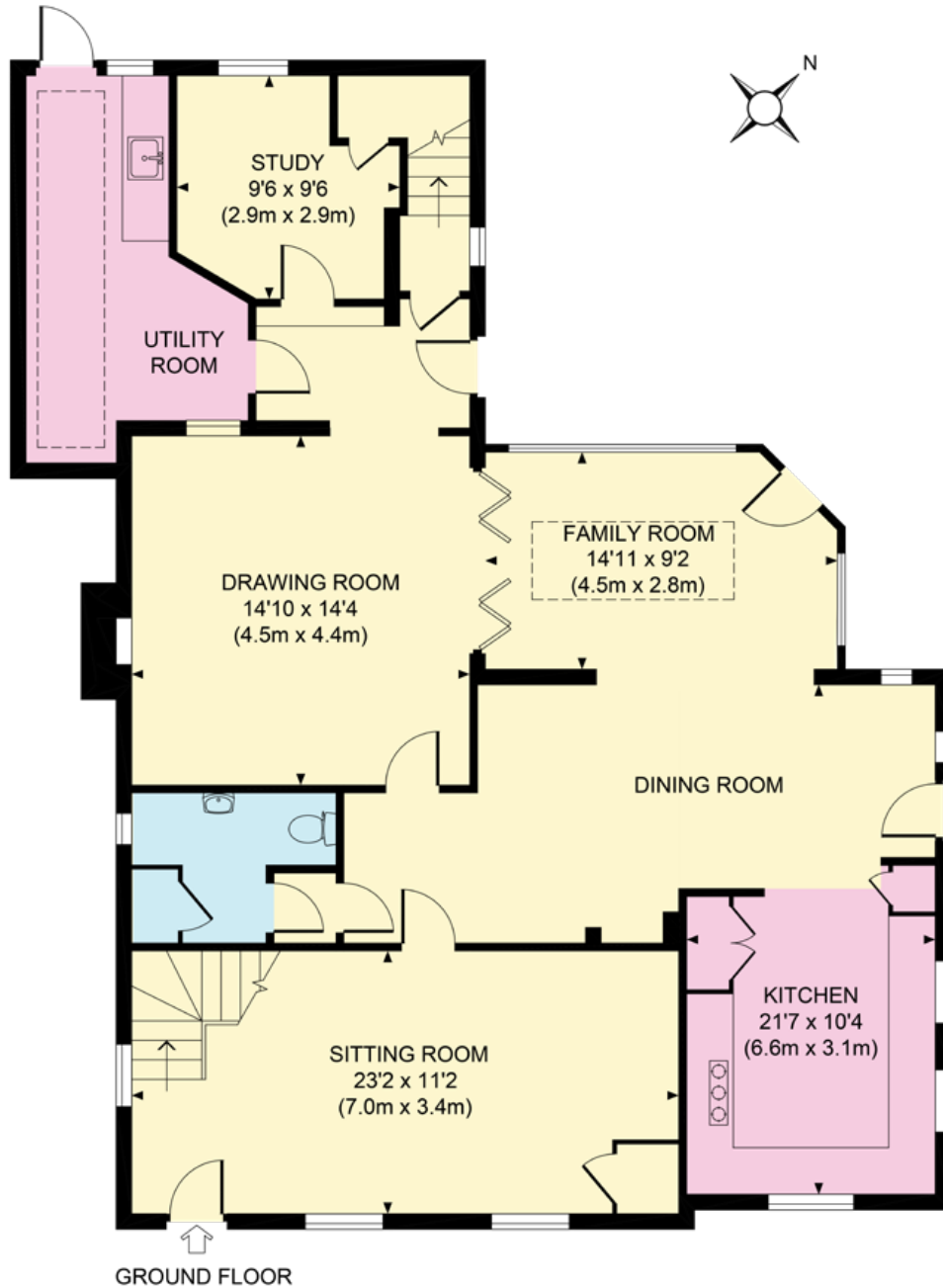


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

**Approximate Gross Internal Floor Area**

**2,089 sq ft / 194.1 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.







## Services

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

## Energy Performance Certificate

Rating: Band C

## Local Authority

Waverley Borough Council – 01483 523333

## Directions (GU8 4TP)

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. Upon reaching The Green bear left, as if heading out towards Dunsfold. After about 400 yards turn left into Pockford Road and Rose Cottage will be found on the left hand side after a 150 yards.

## Viewing

Viewing is strictly by appointment through Knight Frank.



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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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