

Oakdene, Chiddingfold, Surrey







A refurbished and extended family house on the edge of Chiddingfold.

Summary of accommodation

Main House

Entrance hall | Sitting room | Family room
Kitchen/breakfast room | Utility room | Cloakroom
Boot room

Principal bedroom with en suite shower room and dressing room/potential bedroom 4 | Two further bedrooms

Family bathroom

Garden and Grounds

Barn style Office/Gym | Garden shed

Recently landscaped gardens and outside entertaining area



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Situation

Oakdene is located on the western fringes of Chiddingfold village. Local amenities include two shops, a butcher and Boots pharmacy, two churches, a vet, medical centre, post office, primary school and several public houses all centred around the delightful village green.

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, a 6 minute drive away, 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, Tormead 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.





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)

Oakdene

Oakdene is a charming family house on the edge of Chiddingfold, that our clients have recently modernised and extended to a high standard.

On the ground floor, the kitchen/breakfast room is the heart of the house with the recently built family area off. The kitchen has painted units with quartz work surfaces and a 3-oven electric Aga. This is then complimented by a York stone floor and a fireplace in the breakfast area with a wood burning stove. Whilst the sitting room (also with a York stone fireplace and wood burning stove) and the breakfast room have oak flooring, the York stone flooring from the kitchen then extends through to the utility room and boot room.

On the first floor is the vaulted principal bedroom with a stunning shower room having Fired Earth fittings. This is adjoined by the dressing room which can easily be adapted to a fourth bedroom. Additionally, there are two further bedrooms and the family bathroom.













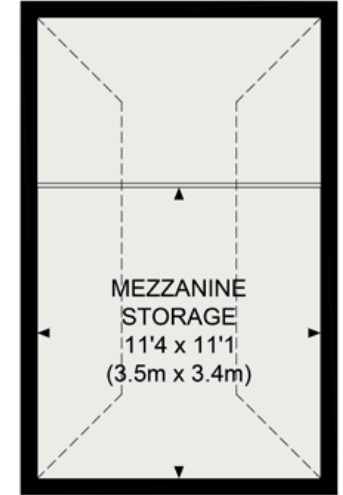
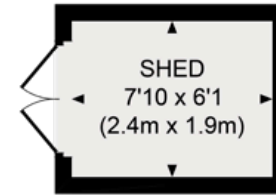
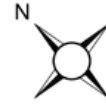
Approximate Gross Internal Floor Area

Main House: 1,600 sq ft / 148.6 sq m

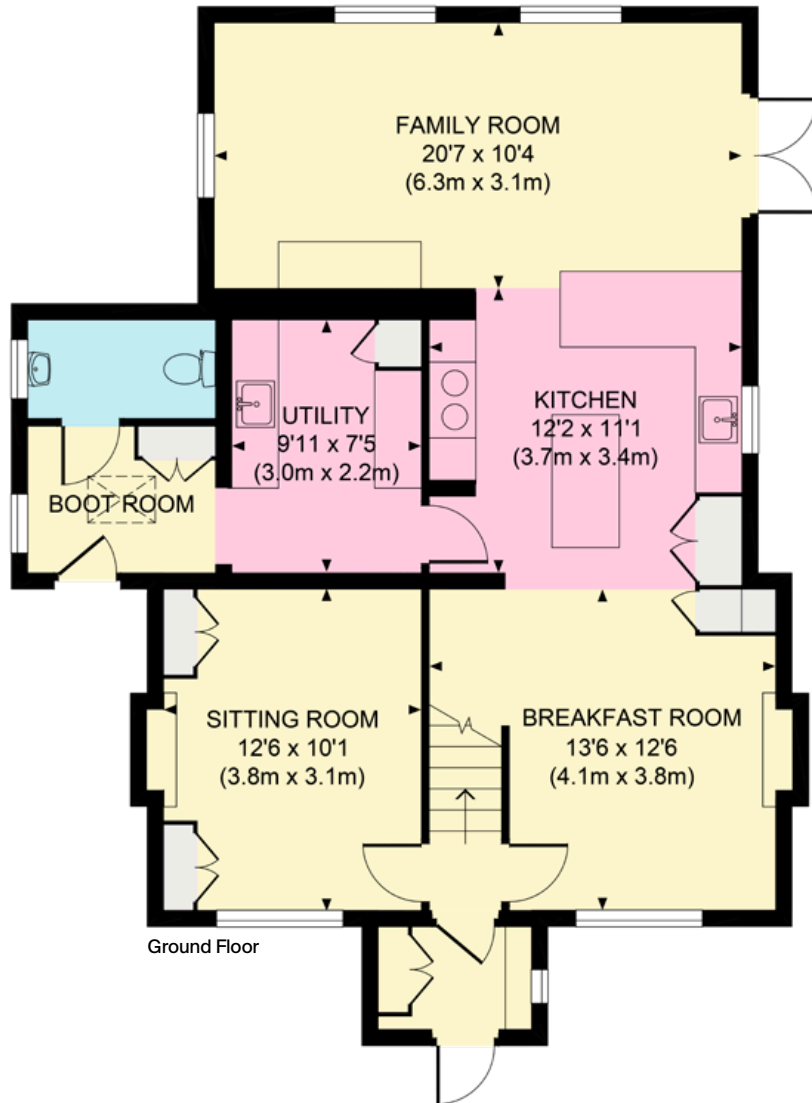
Outbuildings: 370 sq ft / 34.3 sq m

Total: 1,970 sq ft / 182.9 sq m

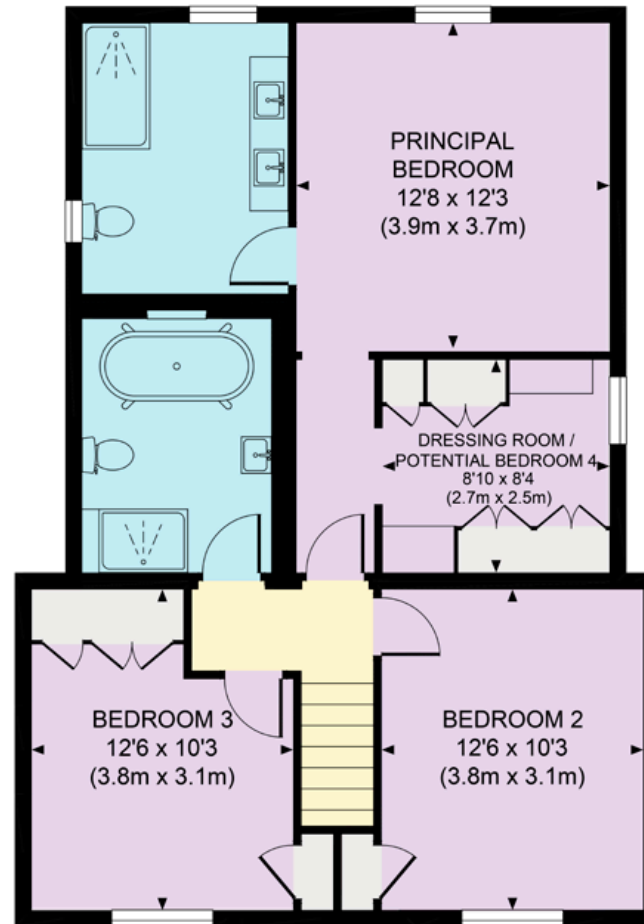
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



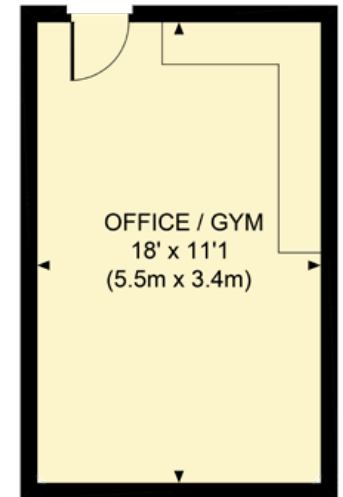
First Floor



Ground Floor



First Floor



Ground Floor



Outbuildings

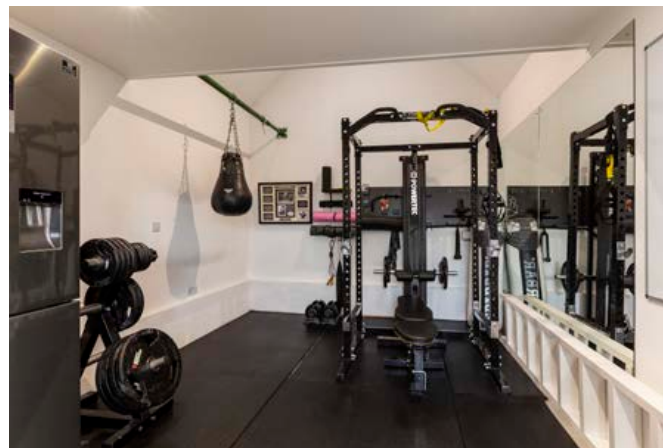
Adjacent to the house is a barn style office/gym with a mezzanine storage area. Garden shed.

Gardens

Oakdene is approached into a driveway fronting the barn style office/gym. A gate leads through the front garden area with a path leading to the front door.

Abutting the double doors of the family room is a terrace area with a garden shed. Extending along the rear is a pathway and an area of lawn enclosed by mature hedging.

Beyond this on the western side of the house, our clients have created a wonderful paved private sunken entertaining area incorporating an outside kitchen with a pizza oven, lighting and a feature York stone retaining wall. Steps then lead up to a further paved area with oak raised beds. There is also an area for the hot tub (which is available by separate negotiation).







Property Information

Tenure: Freehold.

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

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

Energy Performance Certificate Rating: Band C

Directions (Postcode: GU8 4QP)

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 0.5 miles and Oakdene will be found on your right-hand side, after the Doctor's Surgery.

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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