



Rams Nest, Petworth Rd, Chiddingfold, Surrey, GU8 4SP
Price Guide £700,000 Freehold

CLARKE  GAMMON

ROSE COTTAGE RAMS NEST PETWORTH ROAD GODALMING GU8 4SP

Attractive character Victorian
cottage

Beautifully presented

Modern sitting room
extension

Cosy snug with fireplace and
wood burner

1st floor bathroom & ground
floor cloak/shower room

Three bedrooms

Kitchen & dining room

Driveway with EV charging
point

Useful outbuilding with
utilities

Pretty gardens



**An attractive and beautifully
presented, modernised and
extended detached cottage on
the picturesque semi rural
fringes of Chiddingfold.**

THE PROPERTY

Rose Cottage is a pretty double fronted detached cottage having traditional red brick elevations which has been carefully modernised and extended to the side to create a new sitting room and additional ground floor cloak/shower room. The dining area is open to the kitchen and has double doors leading to the sitting room which creates an open plan flow giving the cottage a light and airy feel. The sitting room, cloak/shower room and kitchen all have underfloor heating. There is also a cosy snug with a fireplace fitted with a log burner. On the first floor are three double bedrooms complemented by a good sized family bathroom which has a claw foot roll top bath and separate shower. There are pine latched internal doors on the first floor and oak latched internal doors on ground floor with high quality wood effect flooring in the snug, dining area and sitting room. All the windows are double glazed with attractive heritage style units.



THE GROUNDS

Outside is an attractive brick paved driveway providing off street parking for two cars and an EV charging point. Gates to either side of the cottage lead to the pretty and well screened rear garden where there is a lawn and stocked flower and shrub border. The current owners have installed a hot tub which could be left as part of the sale. Outbuildings include garden shed and a utility room housing the oil fired boiler with space and plumbing for washing machine and tumble dryer

SITUATION

The property is situated about 1.5 miles south of the centre of the picturesque and historic village of Chiddingfold which provides a range of amenities including post office, general store, chemist, traditional butcher and three public houses along with a primary school, community centre, village hall and various sports clubs. Almost opposite are the popular Mulberry public house and Broken Spur petrol station with Spar convenience store. There is a wide selection of schools for all ages both state and private nearby with the Woolmer Hill school bus stop close by. The towns of Haslemere and Godalming are within easy reach and provide more comprehensive shopping and leisure facilities and main line stations on the Portsmouth to London Waterloo line. The A3 can be accessed at Milford and provides links to London, the motorway network, South Coast and Gatwick and Heathrow airports. The surrounding area has much to offer with theatres in Guildford and Chichester, polo and golf at Cowdray Park, horse and motor racing at Goodwood and sailing out of Chichester Harbour. There are many acres of countryside nearby; most of it National Trust owned, where walking, cycling and horse riding can be enjoyed.

Chiddingfold village centre -1.5 miles
 Haslemere High Street -3.5 miles
 Haslemere main line station- 4 miles
 A3 at Milford - 7 miles
 Godalming - 8 miles
 Guildford -13 miles

All distances approximate



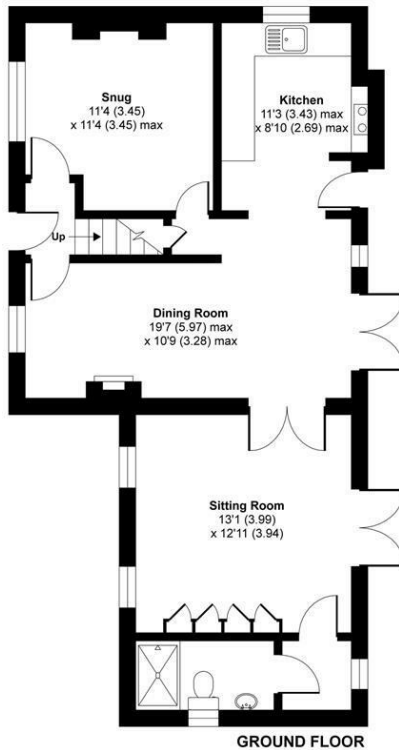
Rose Cottage, Rams Nest, Petworth Road, Chiddingfold, Godalming, GU8

Approximate Area = 1139 sq ft / 105.8 sq m

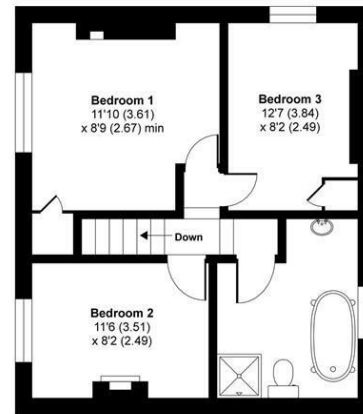
Outbuilding = 30 sq ft / 2.8 sq m

Total = 1169 sq ft / 108.6 sq m

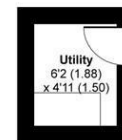
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Clarke Gammon. REF: 715554

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band D

SERVICES

Mains water and electricity,

Private Drainage - new septic tank in 2023

Oil fired central heating - new oil tank in 2024

28th September 2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High Street proceed south turning left at the Town Hall into Petworth Road. Continue until reaching the junction with the A283 turning left towards Chiddingfold where the property will be found on the left almost opposite the petrol station.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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