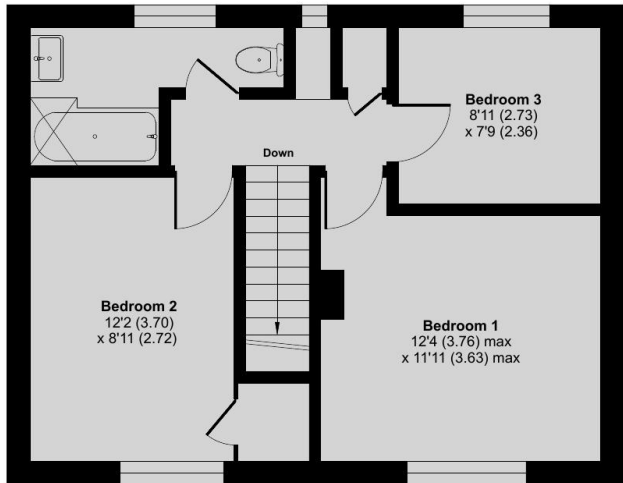


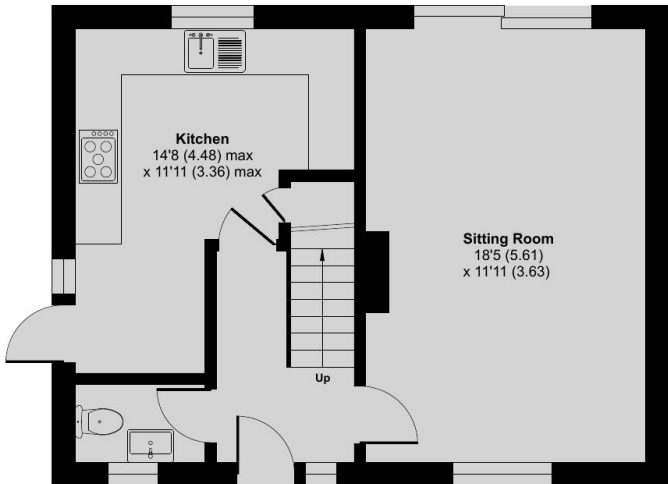


Hartsgrove, Chiddingfold, Godalming, GU8

Approximate Area = 900 sq ft / 83.6 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1449118



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	1	D	900	2.1 miles	Band D	NA	NA

- Services** - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.
- Rental Potential** - Following advice from our Letting Department we understand the property could potentially rent out for £1900 PCM.
- Fixtures & Fittings** - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.
- Viewing** - Strictly by appointment through Seymours Estate Agents, 116 - 118 High Street, Godalming, Surrey, GU7 1DJ.



12 Hartsgrove, Chiddingfold, GU8 4RQ

£450,000 Freehold

Beautifully presented three-bedroom semi-detached home situated within a quiet residential cul-de-sac in Chiddingfold, offering bright and spacious accommodation throughout. Featuring an impressive dual-aspect sitting/dining room with direct garden access, a stylish modern kitchen, contemporary bathroom suite, driveway parking and a landscaped rear garden with excellent entertaining space, the property is ideally positioned close to village amenities, well-regarded schools and surrounding countryside.



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Positioned within a quiet and highly regarded residential cul-de-sac in the heart of Chiddingfold, this attractive semi-detached home offers beautifully maintained and thoughtfully arranged accommodation over two floors, ideally suited to modern family living.

The property is approached via a generous gravel driveway providing off-street parking, with a covered entrance porch creating an inviting first impression. Internally, the welcoming entrance hall features attractive parquet-style flooring and neutral décor, with stairs rising to the first floor and access through to the impressive sitting room positioned to the front of the property. To the rear, the hall continues through to a spacious kitchen/breakfast room, while a useful ground floor cloakroom is conveniently tucked beneath the stairs.

The main reception space is a superb dual-aspect sitting/dining room extending from front to rear, creating a wonderfully bright and sociable living environment. The sitting area centres around an attractive feature fireplace, while large front-facing windows allow for excellent natural light. To the rear, full-width sliding doors open directly onto the garden terrace, providing a seamless connection between indoor and outdoor living and making the space ideal for both entertaining and everyday family life. The room comfortably accommodates both generous seating and dining areas.

The kitchen has been stylishly updated with a range of contemporary shaker-style cabinetry complemented by contrasting worktops and metro tiled splashbacks. Integrated appliances include double ovens, gas hob and extractor hood, while extensive work surfaces and storage provide excellent practicality. A large rear-facing window offers pleasant views over the garden and floods the room with natural light.

The first floor offers three well-proportioned bedrooms arranged around a central landing. The principal bedroom is a particularly generous double room, while the second bedroom benefits from an extensive range of fitted wardrobes. The remaining bedroom provides flexibility for children, guests or home working. The family bathroom has been refitted with contemporary marble-effect tiling, a modern vanity unit and bath with rainfall-style shower over, creating a sleek and stylish finish.



Outside, the rear garden is a particular feature of the property and has been thoughtfully landscaped to provide an attractive and usable outdoor space. A substantial paved terrace immediately adjoins the rear of the house, ideal for outdoor dining and entertaining, with the remainder mainly laid to lawn and bordered by mature planting and established shrubs. A timber garden shed and additional seating areas complete the garden, creating an attractive and well-balanced outdoor space ideal for both relaxing and entertaining.

Chiddingfold is one of Surrey's most desirable villages, renowned for its picturesque village green, historic period buildings and strong sense of community. The village offers an excellent range of amenities including a Post Office, Public Houses, Churches, a chemist and local shops. There are excellent schools in the area catering for all age groups, a well renowned village primary school, with other schools in Godalming and Rodborough Secondary School in nearby Milford. Further shopping and leisure facilities are available in Godalming, which has two large supermarkets as well as restaurants, bars and both national and local retailers. Guildford, the County town, is approximately 14 miles away and offers more comprehensive shopping, leisure, sporting and educational facilities. For the commuter, there is a main line train station at nearby Witley offering services to both London Waterloo and the South coast. The surrounding countryside offers superb walking, riding and cycling opportunities within the Surrey Hills Area of Outstanding Natural Beauty.

