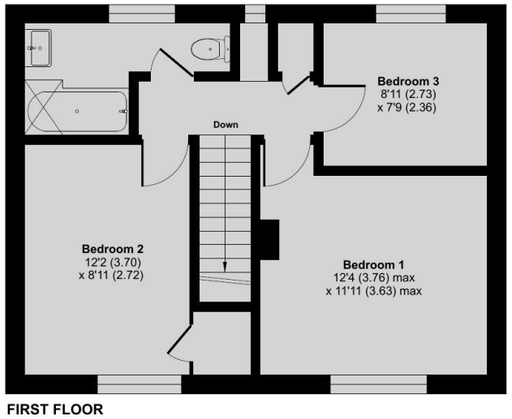
Seymours

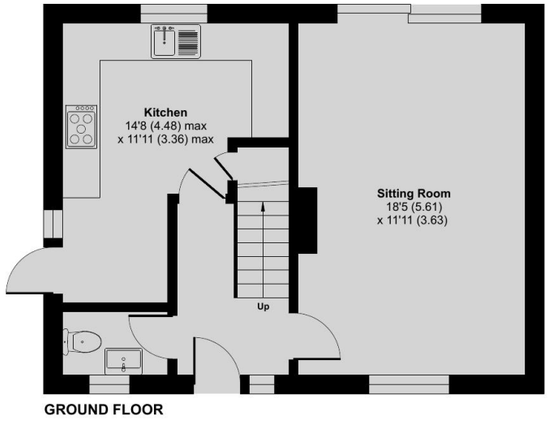
Hartsgrove, Chiddingfold, Godalming, GU8

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

OIEO £435,000 Freehold

CHAIN FREE!! 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.





Seymours

Your property partner for life

Beautifully presented throughout, this three-bedroom semi-detached home enjoys a quiet cul-de-sac setting in the sought-after village of Chiddingfold. A generous dual-aspect sitting/dining room opens directly onto the landscaped rear garden, while a stylish kitchen, contemporary family bathroom and driveway parking combine to create an appealing home close to village amenities and countryside.

A generous gravel driveway leads to a covered entrance porch. Inside, the welcoming hallway features attractive parquet-style flooring and neutral décor, with stairs rising to the first floor. Doors lead to the sitting/dining room and rear kitchen/breakfast room, while a useful cloakroom sits beneath the stairs.

Extending from front to rear, the dual-aspect sitting/dining room provides ample space for comfortable seating and a family dining table. An attractive feature fireplace forms the focal point of the sitting area, complemented by a wide front-facing window. At the rear, broad sliding doors open onto the paved terrace, making this a lovely space for everyday living and entertaining.

The kitchen/breakfast room is fitted with contemporary Shaker-style cabinetry, contrasting worktops and metro-tiled splashbacks. Double ovens, a gas hob and an extractor hood complement the generous work surfaces and storage, while a large rear-facing window overlooks the garden.

Upstairs, three well-proportioned bedrooms are arranged around a central landing. The principal bedroom is a generous double, while the second bedroom benefits from an extensive range of fitted wardrobes. The third offers versatility as a child's bedroom, guest room or home office. Completing the accommodation, the contemporary family bathroom features marble-effect tiling, a vanity unit and a bath with a rainfall-style shower above.



The landscaped rear garden provides an attractive setting for relaxing and entertaining. A substantial paved terrace adjoins the house, with space for outdoor dining and seating, while the lawn is framed by established shrubs and mature planting. Further seating areas and a timber shed add to the garden's appeal and practicality.

Chiddingfold is a picturesque Surrey village known for its village green, historic buildings and strong sense of community. Local amenities include shops, a Post Office, a pharmacy and traditional pubs, together with a village primary school. A wider choice of shops, restaurants and leisure facilities can be found in nearby Godalming and Guildford, with further schooling in the surrounding towns and villages. Witley station provides rail connections to London Waterloo, while the surrounding countryside offers plenty of opportunities for walking, riding and cycling.









