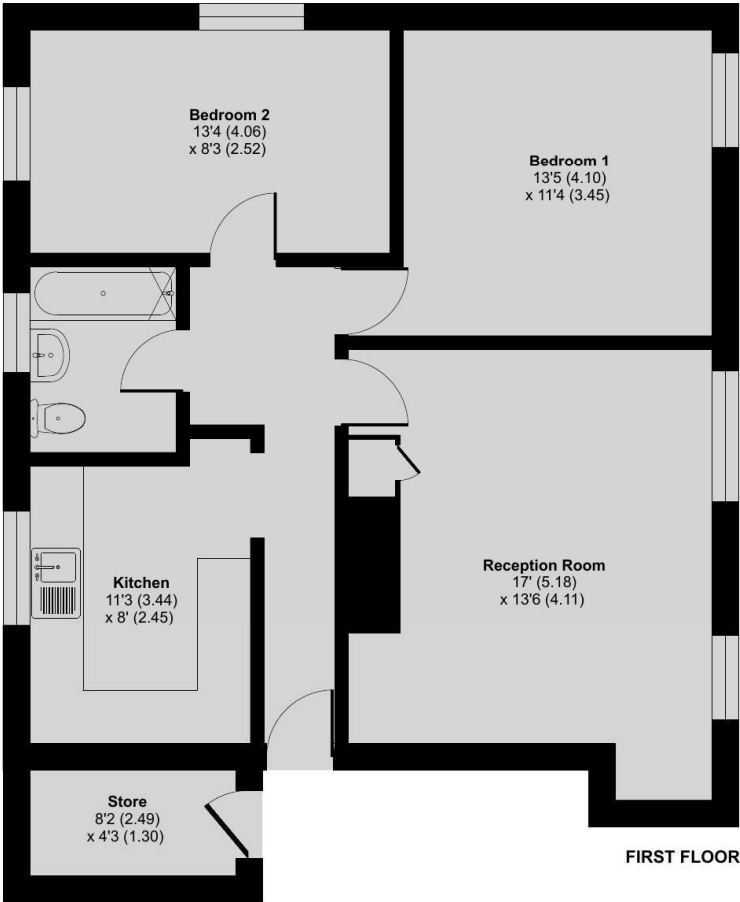


Hartsgrove, Chiddingfold, Godalming, GU8

Approximate Area = 637 sq ft / 59.1 sq m
Store = 36 sq ft / 3.4 sq m
Total = 673 sq ft / 62.5 sq m
For identification only - Not to scale



17 Hartsgrove, Chiddingfold, GU8 4RG

£225,000 Leasehold

Situated in the heart of sought-after Chiddingfold, this spacious first floor flat offers two generous double bedrooms, a private rear garden and no onward chain, presenting an excellent opportunity to modernise and create a wonderful village home.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2026. Produced for Seymours Estate Agents. REF: 1494978

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	D	637	1.51 miles	Band C	Advised £500pa	Advised £10pa

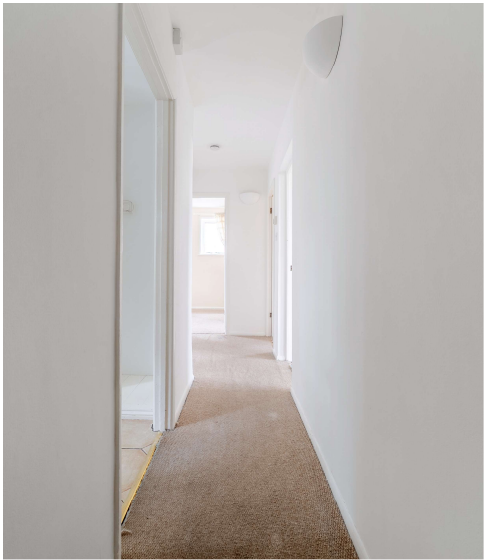
Lease Length – 175 years remaining. (Published July 2026).

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 £1200 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.



Seymours

Your property partner for life



Situated within the heart of the highly regarded village of Chiddingfold, this spacious first floor flat presents an excellent opportunity for buyers looking to modernise and create a home tailored to their own tastes. Offered to the market with no onward chain, the property enjoys a private rear garden, well-proportioned accommodation and a peaceful village setting within easy reach of local amenities.

Stepping inside, the entrance hall leads to a staircase rising to the first-floor landing, where access is provided to all principal rooms, creating a practical and well-balanced layout. Positioned to the front of the property, the generous reception room is an impressive space, comfortably accommodating both sitting and dining areas. Large windows allow an abundance of natural light to flood the room, whilst the decorative beamed ceiling adds character and architectural interest, creating a bright, welcoming and wonderfully sociable living environment.

A further practical advantage is the inclusion of two private store rooms. One is conveniently positioned immediately outside the front door, while the second is a generously sized private ground floor store room, providing excellent additional storage that is rarely found with apartments of this type.

The separate kitchen overlooks the rear garden and is fitted with an extensive range of wall and base units providing excellent storage and worktop space. Complemented by tiled flooring and timber-effect wall panelling, the room also benefits from a large window bringing in natural light and offers excellent potential for updating to suit modern lifestyles.

Both bedrooms are well-proportioned doubles. The principal bedroom is an exceptionally generous room with windows to two elevations, creating a bright and airy atmosphere and offering ample space for wardrobes and additional furniture. The second bedroom also enjoys comfortable proportions and would serve equally well as a guest room, nursery or home office.

The bathroom is fitted with a white suite comprising a panelled bath with glazed shower screen, pedestal wash hand basin and WC, finished with part tiled walls and a frosted window providing natural light and ventilation.



Outside, the property benefits from its own private enclosed rear garden, offering a blank canvas for landscaping and outdoor entertaining. Predominantly laid to lawn and enclosed by fencing, it provides an excellent space for relaxing, gardening or creating a family-friendly outdoor area.

Chiddingfold is one of Surrey's most picturesque villages, renowned for its historic character, village green and excellent community atmosphere. The village offers an excellent range of everyday amenities including independent shops, cafés, traditional pubs, a convenience store and highly regarded primary school. The surrounding Surrey Hills provide miles of beautiful countryside walks and cycling routes, whilst nearby Witley and Haslemere stations offer regular rail services to London Waterloo. The A3 is also easily accessible, providing convenient road links to Guildford, London and the south coast.

