



CODLING COTTAGE

CHIDDINGFOLD • GODALMING

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POCKFORD ROAD, CHIDDINGFOLD, GODALMING, SURREY, GU8 4TP

Codling Cottage is an attractive and individual detached home, combining the character and warmth of a cottage with an impressively spacious and practical layout extending to approximately 1,582 sq.ft. Set along Pockford Road in the sought-after Surrey village of Chiddingfold, the property has been thoughtfully presented, with oak wood flooring extending throughout the entirety of the ground floor, generous reception spaces and a particularly appealing garden that creates a wonderful backdrop to the house.

The property is approached via its own driveway providing off-road parking, while a side gate gives useful independent access through to the rear garden. The attractive red-brick elevations, tiled roof, dormer windows and entrance canopy give Codling Cottage an immediately welcoming appearance, complemented by established planting to the front. Beneath the driveway is a rainwater collection tank, allowing harvested water to be pumped for use in the garden and providing the potential to connect to an irrigation system if required.

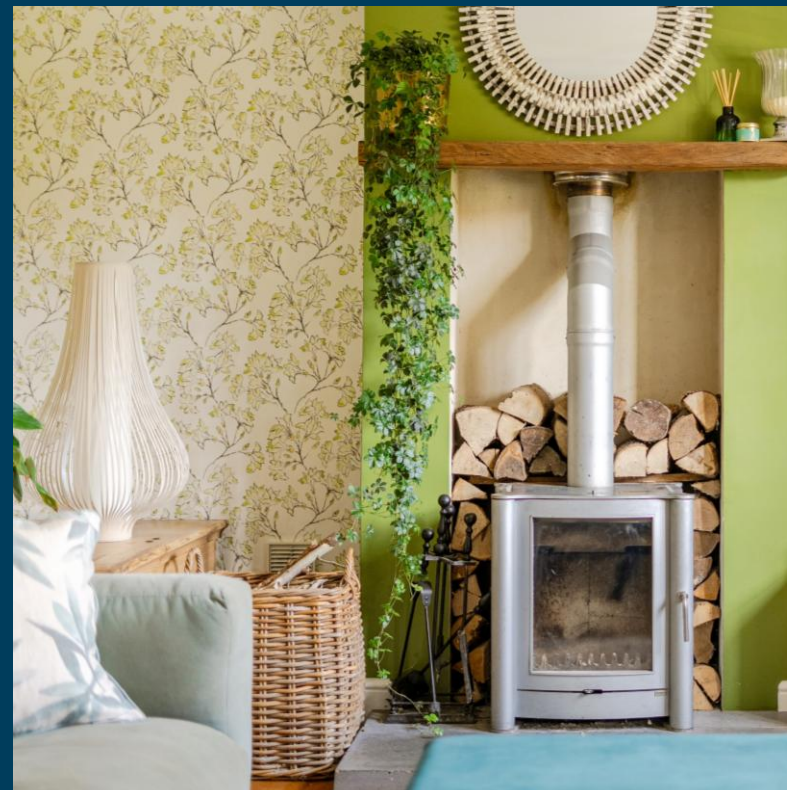
The front door opens into an unusually generous and welcoming hallway, which feels more like a room in its own right. Oak wood flooring immediately sets the tone and continues throughout the ground floor, while there is ample space for a bench or occasional seating together with practical storage for coats, shoes and everyday essentials. The staircase rises centrally to the first floor, while the arrangement of the reception rooms around the hall creates an easy sense of connection throughout the house. Underfloor heating serves the majority of the ground floor, excluding the cloakroom, with individual temperature controls to the principal areas including the sitting room, hallway, dining room and kitchen. A cloakroom completes the ground-floor facilities.

The sitting room is particularly generous at approximately 20ft in length, with windows bringing in plenty of natural light. A wood-burning stove forms a superb focal point, set within a recessed fireplace with a timber mantel and log storage, while feature wallpaper adds further personality. Double doors connect the room with the hallway, allowing the spaces to be opened up when entertaining while retaining the option for a cosier, more intimate sitting room when required.

To the rear, the kitchen/breakfast room has been thoughtfully designed to provide an excellent combination of storage, workspace and informal dining. Shaker-style cabinetry is paired with timber work surfaces, a substantial double Belfast sink and a range-style cooker with a striking stainless-steel splashback and extractor above. A central breakfast bar provides additional storage and a sociable place to sit for breakfast, coffee or simply catching up on the day's events. Windows on two sides provide plenty of light, while an external door opens directly onto the garden.

The adjoining dining room introduces a completely different character, with its rich teal colour scheme creating a warm and atmospheric setting. A contemporary geometric pendant light makes a particularly effective feature above the dining table, while double doors open straight onto the rear terrace. Together with the connection into the kitchen, this makes the dining room especially well-suited to entertaining and summer gatherings.

Upstairs, the accommodation is arranged around a central landing and provides four well-proportioned bedrooms. The principal bedroom has a calm and restful feel, with fitted wardrobes providing excellent storage and the added benefit of an en-suite bathroom with separate shower cubicle.



Continued... Bedroom two is an especially spacious room set partly within the eaves and is large enough to comfortably combine sleeping, study and storage areas. Its turquoise tones add personality, while the shape of the roofline gives the room an appealing character. Bedrooms three and four are both good-sized rooms, with bedroom three finished in soft neutral shades and offering space for additional bedroom furniture or a dressing table/home-working area. The first floor is served by both the principal bedroom's en-suite and a separate family bathroom, each incorporating both a bath and separate shower. Both are perfectly functional as they stand while offering a future owner an excellent opportunity to refresh and personalise them to their own taste.

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ACCOMMODATION & SPECIFICATION

Attractive four-bedroom detached home * Approximately 1,582 sq.ft of accommodation * Superb kitchen/breakfast room with Belfast sink & range cooker * Generous 20ft sitting room with wood-burning stove * Separate dining room with doors onto the garden * Wood flooring throughout much of the ground floor with underfloor heating * Principal bedroom with fitted wardrobes & en-suite * Four well-proportioned bedrooms & family bathroom * Charming tiered garden with mature apple tree & woodland backdrop * Driveway parking & sought-after Chiddingfold village location *





OUTSIDE

Outside, the rear garden is a particularly charming feature of Codling Cottage and has a lovely sense of privacy from its established greenery and woodland backdrop. Immediately adjoining the house is a paved terrace, surrounded by mature shrubs and colourful planting and providing a natural outdoor dining and entertaining area directly accessible from the dining room.

From here, the garden rises through a tiered lawn, with mature hedging and shrubs creating an increasingly leafy setting. A magnificent established apple tree provides a wonderful focal point towards the upper section of the garden, bringing character, seasonal interest and fruit. At the far end, a discreet opening through the hedge provides access towards the woodland beyond – a particularly fun feature for children and one that lends itself perfectly to childhood adventures and exploring.

The rainwater harvesting system provides a particularly useful addition for maintaining the garden, with pumped water available and the potential for an irrigation system with individual feeders to be introduced if desired.

Please note that AI has been used to subtly enhance the appearance of the grass in some external photographs.



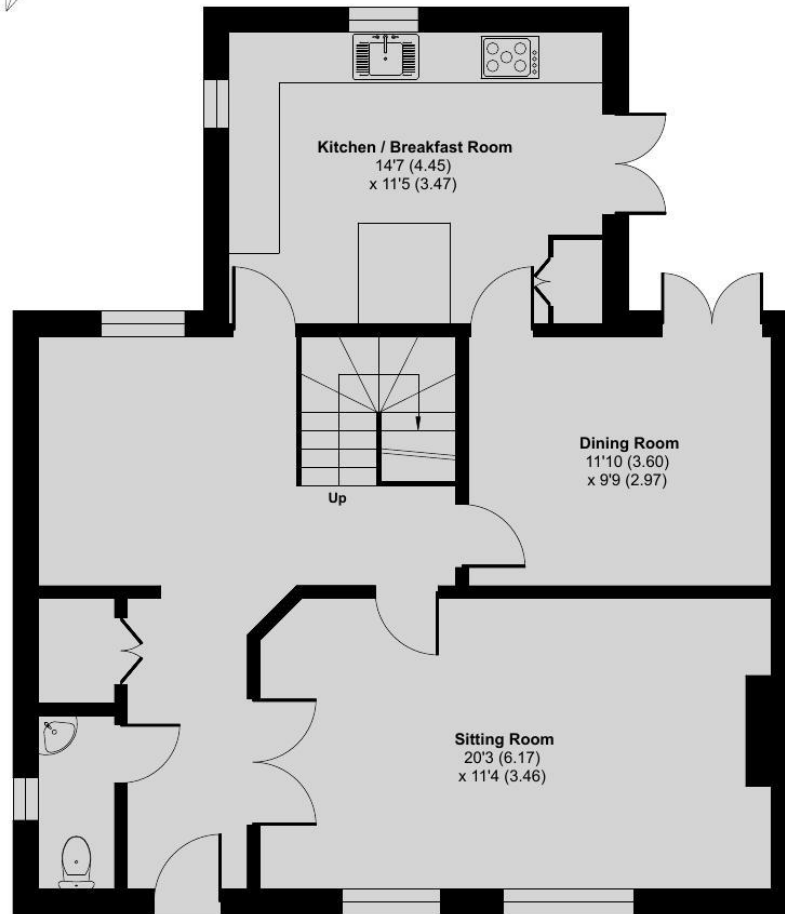
SERVICES & LOCAL AUTHORITY

Tenure	Freehold
EPC Rating	C
Council Tax Band	Band G
Local Authority	Waverley Borough Council
Services	Mains water, electricity, drainage and gas fired central heating to radiators

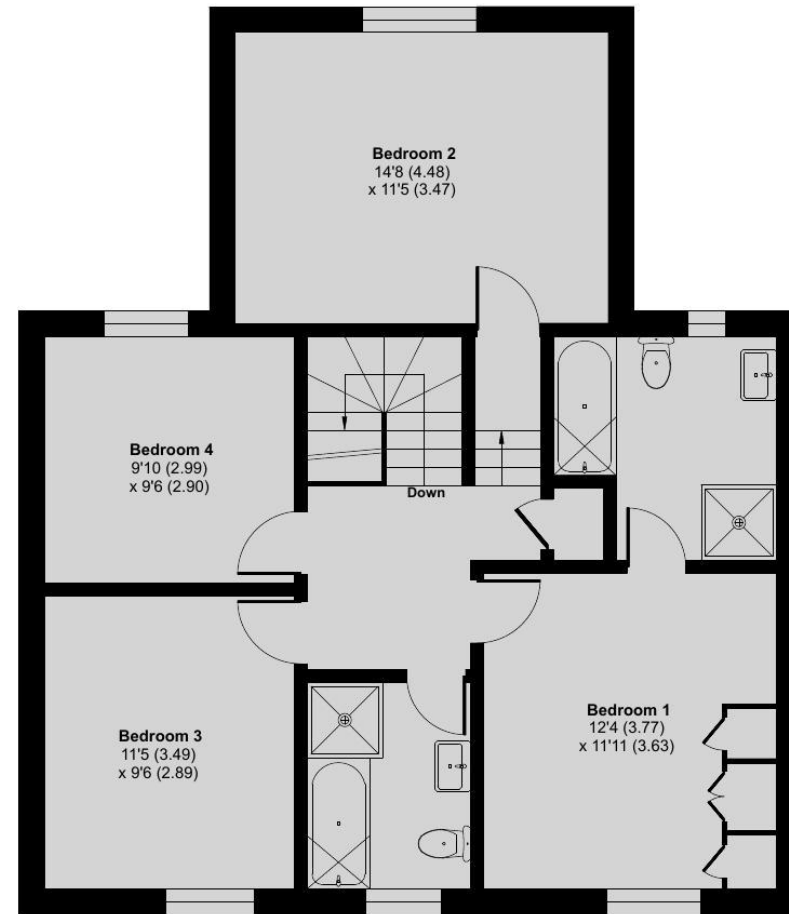
Pockford Road, Chiddingfold, Godalming, GU8

Approximate Area = 1582 sq ft / 146.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST 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: 1499729





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