



ROWANS

CHIDDINGFOLD • SURREY

ROWANS
RIDGLEY ROAD, CHIDDINGFOLD, SURREY, GU8 4QL

Rowans is an exceptional handsome double-fronted, detached family home, beautifully presented throughout and offering an outstanding combination of generous proportions, elegant interiors and thoughtfully designed living space

Occupying a private plot of approximately one third of an acre in the very heart of the sought-after Surrey village of Chiddingfold, the property provides a rare opportunity to enjoy peaceful village living without compromising on space or quality. Its attractive tile-hung elevations and classic architectural symmetry create an impressive first impression, perfectly complementing the quality and character found throughout the interior.

From the moment you step inside, the welcoming entrance hall creates an immediate impression of light, space and understated elegance. Every room has been finished with impeccable attention to detail, resulting in a home that is both stylish and wonderfully practical for modern family life.

To the front of the property is a charming bay-fronted reception room, currently arranged as a snug, offering excellent flexibility as a home office, children's playroom or additional sitting room. To the rear, the principal sitting room is a superb space in which to relax, enjoying delightful views across the gardens with French doors opening directly onto the terrace, seamlessly connecting the interior with the beautifully landscaped grounds beyond.

The heart of the home is undoubtedly the magnificent open-plan kitchen and dining room. Beautifully appointed with bespoke cabinetry, quality stone worktops and a substantial central island, this is a space designed for both everyday family living and entertaining on a larger scale. A generous bay window creates the perfect informal dining area, flooding the room with natural light whilst providing attractive views across the gardens. A well-equipped utility room and cloakroom complete the ground floor accommodation.

The first floor continues to impress with five well-proportioned bedrooms. The principal suite enjoys fitted wardrobes and a beautifully appointed en-suite bathroom, while the guest bedroom benefits from direct access to the family bathroom, creating an ideal arrangement for visiting friends and family. The remaining bedrooms are all generous in size, providing excellent flexibility for growing families, guest accommodation or those requiring dedicated home working space



CONTACT: SEYMOURS PRESTIGE HOMES
35A HIGH STREET, HASLEMERE, SURREY, GU27 2JY

01428 787878
SALES@SEYMOURS-HASLEMERE.CO.UK





ACCOMMODATION & SPECIFICATION

Handsome double-fronted, tile-hung detached family home | Beautifully presented throughout with elegant, light-filled interiors

Approximately one third of an acre in the heart of Chiddingfold | Magnificent open-plan kitchen/dining room with bespoke cabinetry and central island

Three versatile reception rooms ideal for modern family living | Five generous bedrooms including a superb principal suite with en-suite

Landscaped, private rear garden with terraces perfect for entertaining | Detached garage, extensive driveway parking and garden store

Peaceful village setting close to National Trust countryside and Surrey Hills | Easy access to Haslemere, Godalming, Witley station and excellent local schools









OUTSIDE & LOCATION

Rowans occupies a beautifully established plot of approximately one third of an acre, approached via a generous private driveway providing ample parking and access to the detached garage. Mature hedging and established planting create an immediate sense of privacy and seclusion.

The landscaped rear garden is a particular feature, with a generous paved terrace extending from the house, ideal for al fresco dining and entertaining. Beyond, level lawns are framed by mature trees, colourful borders and established shrubs, creating a peaceful setting to enjoy throughout the seasons. A second seating terrace provides another sunny spot to relax, while the detached garage and garden store offer excellent practical storage.

Ridgley Road enjoys a prime position in the heart of Chiddingfold, one of Surrey's most sought-after villages. Surrounded by beautiful countryside and National Trust land, the village offers an excellent range of independent shops, cafés, traditional pubs and a highly regarded primary school, centred around its picturesque village green.

The nearby towns of Haslemere and Godalming provide extensive shopping, leisure and dining facilities, together with mainline railway stations offering fast services to London Waterloo. Witley station is also within easy reach, making the property ideal for commuters. The surrounding Surrey Hills National Landscape offers exceptional walking, cycling and outdoor pursuits, while the area is renowned for its excellent selection of both state and independent schools.

SERVICES & LOCAL AUTHORITY

Tenure	Freehold
EPC Rating	D
Council Tax Rating	Band F
Local Authority	Waverley Borough Council
Services	Mains water, Mains drainage and gas-fired central heating to radiators.



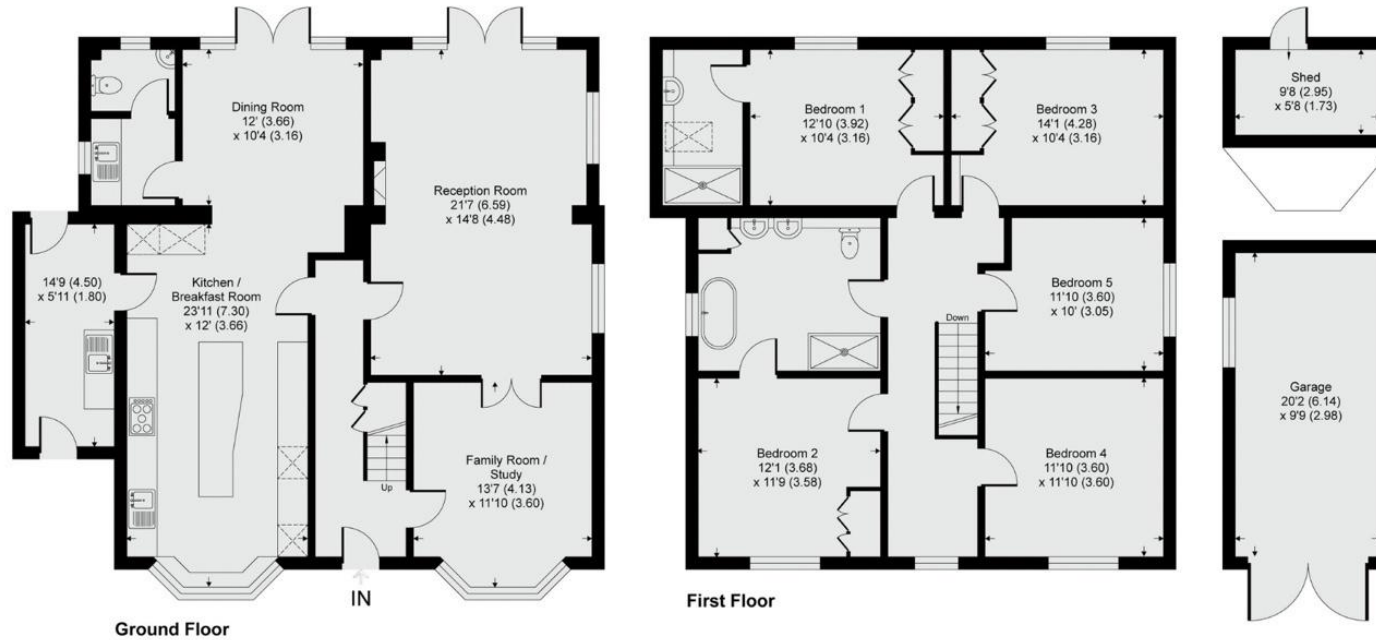


Ridgley Road, GU8

Approximate Gross Internal Area = 210.3 sq m / 2264 sq ft

Approximate Garage Internal Area = 18.3 sq m / 197 sq ft

Approximate Total Internal Area = 228.6 sq m / 2461 sq ft (excludes shed)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Copyright House View Media. 2026 - Produced for Seymours



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35a High Street, Haslemere, Surrey, GU27 2JY
01428787878
sales@seymours-haslemere.co.uk
www.seymours-estates.co.uk

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