

BROKEN SPUR HOUSE







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GOSTRODE LANE, CHIDDINGFOLD, SURREY, GU8 4SR

A beautifully presented detached period home in a peaceful semi-rural setting, offering versatile accommodation, a detached garage, generous driveway parking and a delightful, mature garden, all within easy reach of the centre of Chiddingfold.

- Detached period home in a desirable semi-rural location
 - Approximately 2,000 sq ft of accommodation
- Three spacious reception areas including a conservatory
 - Kitchen/breakfast room plus a separate utility/store
 - Three generous double bedrooms
 - Family bathroom and ground floor shower room
 - Versatile second-floor loft room/home office
 - Detached garage and ample driveway parking
 - Mature, private gardens surrounding the property
- Conveniently located for Chiddingfold village amenities and nearby rail links

Chiddingfold village – 2 miles, Witley station (Waterloo 56 minutes) – 4 miles, Haslemere – 4 miles, Guildford – 14 miles, central London – 45 miles (All distances are approximate)

THE PROPERTY

Tucked away along a quiet country lane on the edge of the sought-after village of Chiddingfold, Broken Spur House is a charming, detached home that perfectly balances period character with practical family living. Offering approximately 2,000 sq ft of beautifully presented accommodation, the property enjoys a wonderful semi-rural setting while remaining conveniently close to the village's excellent amenities.

The current owner has sympathetically enhanced the property with several significant improvements, including the installation of new windows throughout, a new roof, and the conversion of the ground floor cloakroom into a stylish shower room, providing excellent flexibility for modern family life.

The welcoming entrance hall leads into a spacious dual-aspect sitting room centred around a feature fireplace, creating a warm and inviting space for relaxing or entertaining. Adjacent is a well-proportioned dining room overlooking the garden, ideal for family meals and more formal occasions.

The kitchen/breakfast room is fitted with an excellent range of units and provides ample space for everyday dining, with direct access to a light-filled conservatory that enjoys views across the garden and offers an additional reception space throughout the seasons. A useful utility/storeroom and the newly created ground floor shower room complete the ground floor accommodation.

Upstairs, the first floor offers three generous double bedrooms, all enjoying pleasant outlooks over the surrounding gardens. A well-appointed family bathroom serves the bedrooms, while the second floor features a versatile loft room, perfect as a home office, hobbies room or occasional guest accommodation.



Outside, Broken Spur House is approached via a private driveway providing ample parking and leading to a detached garage. The mature gardens wrap around the property and offer a lovely combination of lawn, established shrubs, trees and seating areas, creating a peaceful and private outdoor space for families and entertaining alike.

THE LOCATION

Broken Spur House occupies a wonderful position on the edge of the attractive village of Chiddingfold. The village offers good local shops, butcher, public houses and church. All of this is within a short distance. Godalming is located about 8.5 miles to the north and Haslemere about 4 miles to the south. Both have an excellent range of shops, restaurants as well as Waitrose and Sainsburys supermarkets.

Guildford is about 14 miles to the north and provides further shopping, restaurants and the Yvonne Arnaud Theatre. The A3 joined at Milford which connects with the M25 at Wisley (junction 10) giving fast access to Heathrow and Gatwick airports as well as central London. For the commuter by train, Witley station is about 4 miles away and provides a fast service to London Waterloo. There is an excellent choice of schools in the area which include King Edward's, Charterhouse, Prior's Field, Barrow Hills, St Hilary's, St Catherine's and Aldro. Haslemere is also full of schools for all ages, including 'The Royal School'.





INFORMATION

SERVICES

Oil fired central heating, mains water, drainage and electricity.

FIXTURES & FITTINGS

Fixtures and fittings are available by negotiation.

TENURE

Freehold.

LOCAL AUTHORITY

Waverley Borough Council - T: 01483 523333

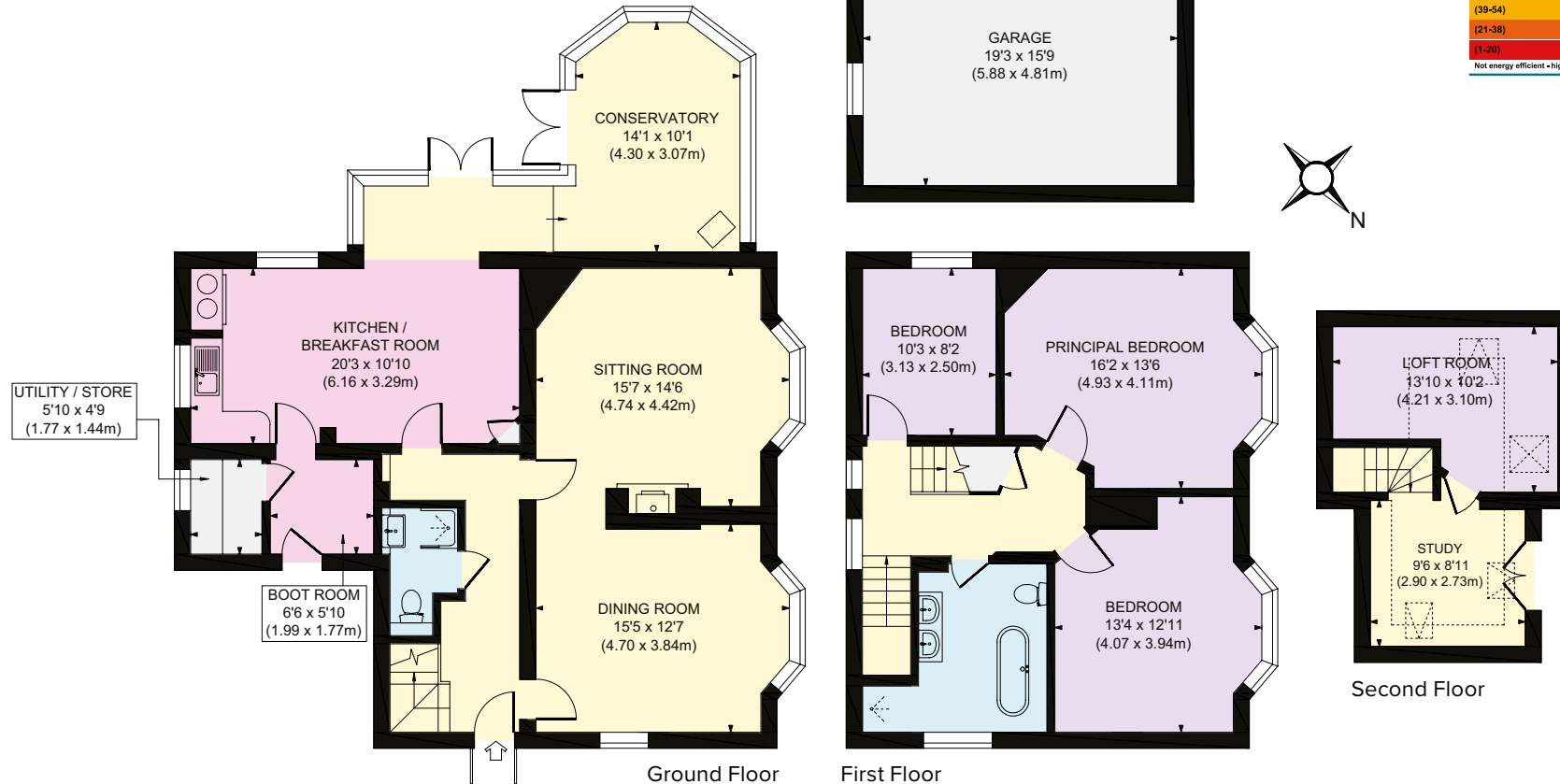
DIRECTIONS

what3words: ///changed.compacts.sweetly



Approximate Gross Internal Area:
 Main House = 1,994 sq ft / 185.26 sq m
 Garage = 305 sq ft / 28.30 sq m
 Total = 2,299 sq ft / 213.56 sq m

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

