

# 33 ASH COMBE







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CHIDDINGFOLD, GODALMING, SURREY, GU8 4RZ

An elegant and immaculately presented five-bedroom family home, offering versatile accommodation, stylish interiors and delightful landscaped gardens.

- Living room, dining room and large conservatory
- Country kitchen/ breakfast room and separate utility/boot room
  - Ground floor study/ bedroom 5 with en-suite shower room
- Underfloor heating to study/ bedroom 5. Shower room. Kitchen and utility
  - Four further bedrooms, family bathroom, separate shower room
    - Off street parking for several cars, integral garage
  - Beautifully maintained landscaped gardens with large patios
    - Garden shed, green house and polytunnel

Chiddingfold village – about 0.7 miles, Witley station (Waterloo 56 minutes) – 2 miles,  
Haslemere – 4.9 miles, Guildford – 11.2 miles, central London – 42 miles

## THE PROPERTY

This delightful family home has been thoughtfully and sympathetically remodelled to provide beautifully balanced and versatile accommodation, ideally suited to modern family living.

Approached via a private driveway offering ample parking, a covered entrance porch leads into a bright and welcoming central reception hall, setting the tone for the well-presented interiors throughout.

The principal sitting room is a wonderfully light-filled space, featuring a large picture window overlooking the front gardens and enjoying a desirable south-westerly aspect. An attractive central fireplace with a multi fuel wood-burning stove creates a charming focal point, perfect for both relaxation and entertaining. Double sliding doors open through to the dining room, which in turn flows seamlessly into a spacious conservatory with underfloor heating, triple electric vented windows, and serving hatch to the garden, providing an excellent additional reception area with views over the garden.

The kitchen has been recently re-designed with both style and functionality in mind, featuring elegant seamless Corian worktops, marble breakfast bar and a comprehensive range of high-quality integrated appliances. These include a Neff gas hob, Neff wok hob, separate Neff induction hob, Neff electric self-cleaning oven, combination microwave/oven/grill and warming drawer, alongside a Bosch fridge and Miele dishwasher. Bespoke cabinetry provides excellent storage throughout. A separate utility/boot room is accessed from the kitchen, with doors leading to both the garden and the integral garage.

Also accessed from the entrance hall is a recently created fifth bedroom suite, complete with en suite shower room. Currently utilised as a study and family room, this versatile space offers excellent flexibility and enhances the ground floor accommodation.





Upstairs, there are four well-proportioned bedrooms served by a family bathroom, separate shower room with power shower, providing comfortable accommodation for family and guests alike.

The rear gardens are a particular feature of the property, thoughtfully landscaped to create a series of attractive and usable spaces. A generous patio provides an ideal setting for al fresco dining, leading up to a well-maintained lawn bordered by mature and well-stocked flower beds. An upper terrace features a timber-built garden shed / store, polytunnel, a 12' x 8' greenhouse with toughened glass, and a further seating area perfectly positioned to enjoy the evening sun.

The front garden offers a private driveway with ample parking leading to a single garage with an electric roller door.

## THE LOCATION

Ash Combe is an exclusive residential cul-de-sac, enviably positioned on the edge of the sought-after village of Chiddingfold. This quintessential Surrey village offers a delightful selection of local amenities, including independent shops, a traditional butcher, charming public houses and a historic church, all conveniently within walking distance.

The nearby market towns of Godalming (approximately 6.5 miles to the north) and Haslemere (around 4.5 miles to the south) provide a comprehensive range of shopping, dining and leisure facilities, including Waitrose and Sainsbury's supermarkets.

Guildford, some 11 miles to the north, offers an extensive array of high street and boutique shopping, a vibrant restaurant scene and cultural attractions such as the renowned Yvonne Arnaud Theatre.





Communications are excellent, with the A3 accessed at Milford, linking to the M25 at Wisley (junction 10) and providing swift connections to Heathrow and Gatwick airports, as well as central London. Witley station, approximately 2 miles away, offers regular mainline services to London Waterloo, ideal for commuters.

The area is particularly renowned for its outstanding choice of schools, including King Edward's, Charterhouse, Prior's Field, Barrow Hills, St Hilary's, St Catherine's and Aldro, together with a further selection of highly regarded schools in nearby Haslemere, including The Royal School.

## INFORMATION

### SERVICES

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

### FIXTURES & FITTINGS

Fixtures and fittings are available by negotiation.

### TENURE

Freehold

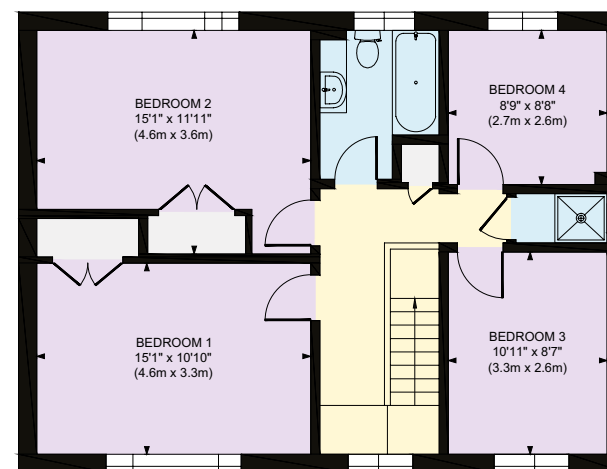
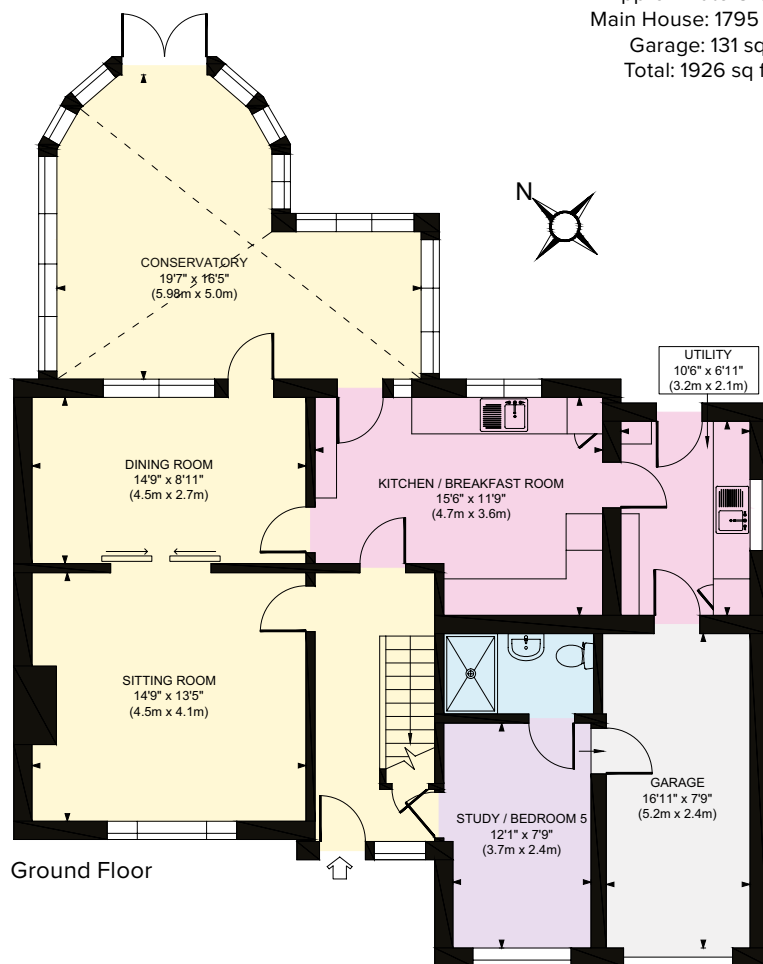
### LOCAL AUTHORITY

Waverley Borough Council - T: 01483 523333



Approximate Gross Internal Area  
 Main House: 1795 sq ft / 166.76 sq m  
 Garage: 131 sq ft / 12.17 sq m  
 Total: 1926 sq ft / 178.93 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(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.



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