



**Prestwick Lane, Chiddingfold, Surrey**  
**Offers In Excess Of £1,000,000**

CLARKE  GAMMON

# Prestwick Cottage

PRESTWICK LANE CHIDDINGFOLD SURREY GU8 4XP

Offers In Excess Of £1,000,000 Freehold

An Exceptionally Unusual Detached Character Property enjoying a delightful rural location within an Area of Outstanding Natural Beauty (AONB) lying between Haslemere and Chiddingfold. A total floor area of circa 2,200 sq ft, Prestwick Cottage is set in private gardens and grounds of just under half an acre enjoying far reaching views within rural countryside.

Prestwick Cottage has flexible and adaptable oak framed accommodation which has been extended over the years to suit the current owner's varying accommodation requirements. Overall, the property currently provides five large en-suite bedrooms within the converted oak framed house and three studios; one of which has Planning Permission to join to the house.

The property is approached over its own block paved drive which provides parking for several cars. The attractive gardens and grounds extend to just under half an acre and are mainly laid to lawn with flower beds and mature low level borders enclosed by hedging and fencing. There are two sun terraces; one to the rear of The Wackery and the other to the rear of the House, Studio and Bothy.

PLEASE NOTE there is a public footpath running diagonally across the garden in a north easterly direction, but this does not interfere with the peace and tranquility of this very unusual property, which is packed full of unique personality and artistic flair.

- Five bedrooms and five bath/wetrooms across Prestwick Cottage, The Bothy, The Studio and The Wackery
- Attractive gardens and grounds approaching 0.5 acre
- HOUSE comprising two en-suite bedrooms, kitchen/dining room, cloak/utility room and sitting room with vaulted oak framed ceiling
- THE BOTHY - open plan kitchen/sitting/bedroom and wetroom
- THE STUDIO - bed/sitting room, kitchenette and wetroom
- THE WACKERY - bedroom, sitting area, kitchen/dining area, wetroom and mezzanine
- Parking for several cars
- Quiet rural setting off a country lane

## CG HASLEMERE

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**Local Authority:** Waverley Borough Council Tax Band E

**Services:** Mains electricity and water, oil fired central heating and two separate private drainage systems; one to The Wackery and one to the house and its annexes.









## SITUATION

Chiddingfold is famous for its picturesque village green surrounded by period properties and provides amenities including convenience store, doctors surgery, Boots chemist, traditional family butchers and tea room. There are three churches, two public houses and an excellent village primary school plus a good selection of state and private schools for all ages nearby. The A283 bisects the village and gives access to Petworth to the south and the A3 at Milford which provides links to the south coast, London and the motorway network. There is a choice of railway stations nearby providing services into London Waterloo; the closest being at Witley (slow service).

More comprehensive amenities can be found in nearby Haslemere including Waitrose, M & S Food Hall, Space NK, Boots, W H Smith, Costa and several independent cafes, shops and boutiques. Also within easy reach are Godalming and the county town of Guildford. Golf can be enjoyed at several quality courses nearby and the horse racing, Revival and Festival of Speed at Goodwood are approximately 20 miles distant. The area as a whole is surrounded by beautiful countryside, much of it National Trust owned.



## DIRECTIONS

From our office in Haslemere High Street (A286) proceed north turning right into Lower Road after approximately 1.2 miles. At the end of Lower Road turn left onto Prestwick Lane and the property will be found on the right after approximately 1 mile between Prestwick Lodge and Prestwick Farm/Byre. \* DO NOT drive up the long drive next to Prestwick Lodge.

13th May 2022 MPS/dr

**Chiddingfold Village Centre 2 miles**  
**Witley main line station 2 miles - London Waterloo**  
**from 1hr 5 minutes**  
**Haslemere Town Centre 2.5 miles**  
**Haslemere main line station 3 miles - London**  
**Waterloo from 49 minutes**  
**A3 access at Milford 5.5 miles**  
**Godalming 7 miles**  
**Guildford 11 miles**  
**All distances/time approximate**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			99
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# Chiddingfold, Godalming, GU8



Approximate Area = 1155 sq ft / 107.2 sq m  
 Limited Use Area(s) = 47 sq ft / 4.3 sq m  
 The Wackery = 521 sq ft / 48.4 sq m  
 The Bothy & The Studio = 426 sq ft / 39.5 sq m  
 Total = 2148 sq ft / 199.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2022. Produced for Clarke Gammon. REF: 844491

Denotes restricted head height

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

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