



Farndon Close, Godalming, Surrey, GU8 4QN  
Freehold

CLARKE  GAMMON  
1919



## 4 FARNDON CLOSE GODALMING SURREY GU8 4QN

Boutique development of five luxury homes

Outstanding specification including Martin Moore kitchen and Ted Todd engineered wood flooring

Highly efficient (Energy Performance 'B' rated)

High speed fibre-to-the-property internet connection

10 Year Structural Warranty

Highly regarded village location

Underfloor heating throughout

Luxury bathrooms and en-suites using Villeroy Boch and Hansgrohe

Electric vehicle charging point installed

Westerly rear garden



**Award winning Hawksmoor Homes present 4 Farndon Close; a luxuriously crafted detached home nestled in the sought-after village of Chiddingfold.**

### THE PROPERTY

With exacting standards and extremely high build quality, the property perfectly portrays Hawksmoor Homes enviable reputation for building fine homes of outstanding design in the best locations.

4 Farndon Close is the last remaining home within this breathtaking development, offering unrivalled views and generous living space of 3,074 sqft set over two floors. The property has been beautifully designed to provide light and airy accommodation that benefits from an abundance of storage, including a large detached double garage and generous driveway. Designed for modern living, these timeless homes offer a taste of country life, all while being a mere 50 minutes from London.



## THE GROUNDS

Outside there is parking for several cars on the block paved driveway leading to the detached double garage.

Access to the rear garden is via a paved pathway leading to the rear patio and sleeper steps. The lawned garden is surrounded by a mixture of post and rail fencing with hedging and mature hedgerow all benefiting from a Westerly aspect.

## SITUATION

Farndon Close is situated in the Surrey village of Chiddingfold, the perfect location for those who want the very best of both town and country living. It lies within the Weald, an area known for its natural beauty and historical significance. The village is situated on the A283 road between Milford and Petworth, making it easily accessible.

Chiddingfold is surrounded by beautiful countryside, including Chiddingfold Forest, a Site of Special Scientific Interest. The village green is a central feature, often hosting community events. The Crown Inn, one of the oldest inns in England, adds to the village's charm with its rich history dating back to 1285.

Village Green, shops and pubs 0.4 miles  
 Village school 0.4 miles  
 Witley main line station 2.5 miles  
 Haslemere 5 miles  
 A3 access at Milford 5.3 miles  
 Godalming 5.7 miles  
 Guildford 11 miles

All distances approximate

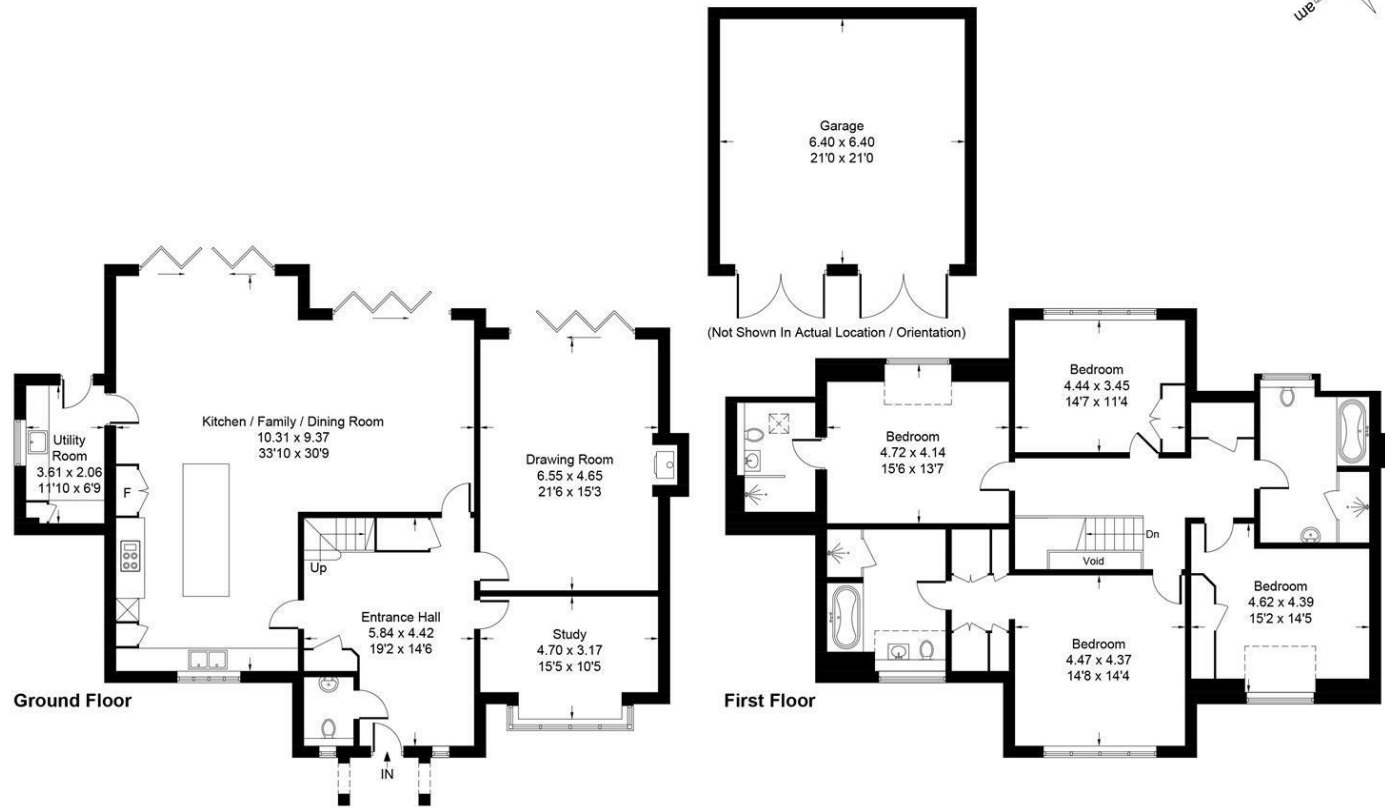
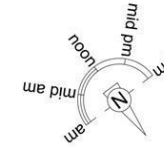


## Farndon Close, Chiddingfold, GU8

Approximate Gross Internal Area (Excluding Void) = 285.6 sq m / 3074 sq ft

Garage = 41.7 sq m / 449 sq ft

Total = 327.3 sq m / 3523 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).  
Produced for Clarke Gammon LTD by IDENTIKA LTD

### LOCAL AUTHORITY

Waverley Borough Council

### COUNCIL TAX

G

### SERVICES

Mains water,  
Mains electricity,  
Mains drainage  
Air source heat pump heating and hot water

31st July 2026

### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (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>                  | 83                      | 86        |
|                                             | EU Directive 2002/91/EC |           |

### CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: [haslemere.sales@clarkegammon.co.uk](mailto:haslemere.sales@clarkegammon.co.uk)

[clarkegammon.co.uk](http://clarkegammon.co.uk)

### DIRECTIONS

From our office in Haslemere High Street proceed south turning left onto the Petworth Road by the town hall and proceed until reaching the T junction with the A283. Turn left towards Chiddingfold and when reaching the village, take the left-hand opposite the pub into Coxcombe Lane then left again into Ridgley Road where then Farndon Close will be found approximately 300m up on the left-hand side. Inside the development 4 Farndon Close is located bearing right and set in the furthest left-hand corner.

### 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.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

