



## Regency Lettings & Property Management

Rystead Lodge Barn Buildings  
Pockford Road, Chiddingfold  
Surrey, GU8 4XS

Lettings: 01428 684540  
www.rlpm.co.uk  
valissa@rlpm.co.uk

### Home Farm Court, Shillinglee, Chiddingfold, Surrey, GU8 4SY



#### **Unfurnished - £2,400 pcm**

This beautiful brick semi-detached barn conversion is situated in a rural location, in hamlet Shillinglee between the villages of Chiddingfold and Plaistow on the Surrey/West Sussex boarder.

- Two Reception Rooms inc. 21' Sitting Room • Large 22' newly fitted kitchen / breakfast room •
  - Three Double Bedrooms • New Family Bathroom • New En-suite Shower Room
  - Enclosed Garden • Large rear patio • Sunny side terrace
  - Off street parking • Superfast Broadband available

Available late November. Pets considered on a case by case basis at a rent of £2,450 pcm.

10 mins to Haslemere & Witley train stations, 20 mins to Billingshurst train station



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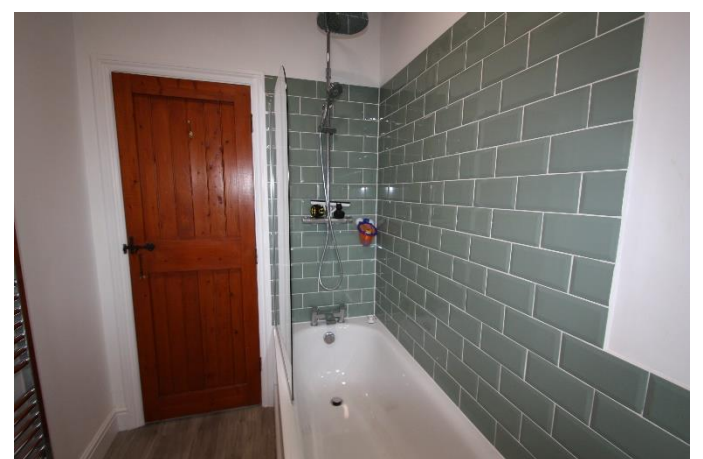
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The kitchen was newly installed in 2020 and is of a shaker style with wood worktops. There is ample room for a large table and chairs and double patio doors leading out the sunny side terrace.



The sitting room is 21' long and is dual aspect with double doors leading to the rear patio and garden. Adjacent is a good sized second reception room with built in storage and doors out to the patio.



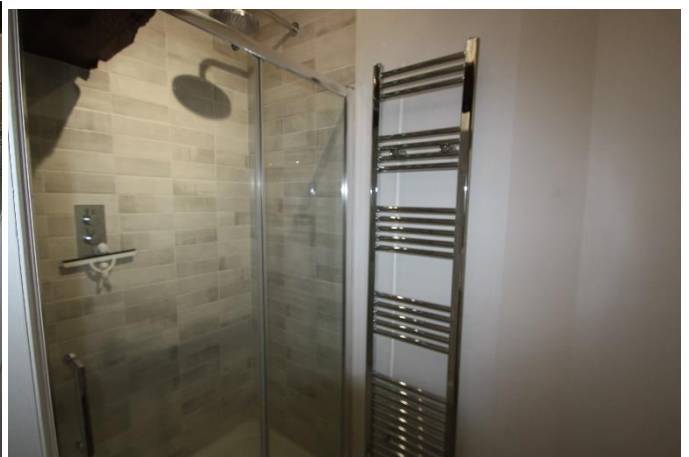


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Newly installed family bathroom with shower over the bath, servicing two bedrooms a large double with built in cupboards and a large single. The master bedroom is front aspect with a recently installed en-suite shower room:



The rear garden is fully enclosed and secure with a lawned area, flower beds and large rear patio.



To the side of the property is a large sunny terrace with doors leading into the kitchen.





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Parking is available with a space outside the garage (not included with the property) together with parking available within an off street courtyard adjacent to the property.

Positioned in the hamlet of Shillinglee between the beautiful village of Chiddingfold and Plaistow on the Surrey/West Sussex borders, with its green and 4 lakes and ponds. Within 5 minutes of Chiddingfold village offering three public house/restaurants, a family butchers, two convenience stores, a pharmacist, a coffee shop and a hairdressers. The village has a large doctor's surgery, three churches, and a village hall with twice monthly cinema, junior school, nursery and a vets. A short distance away is Witley train station with trains to Waterloo in under an hour. Within easy reach are the towns of Godalming (6.4 miles) and Haslemere (5.7 miles), with an extensive range of shops and recreational facilities and Guildford is approximately 11 miles further north. The area offers excellent road and rail connections within easy reach. The A3 being just 10 minutes away and provides access to London to the north, the south coast.

Pets considered on a case by case basis at a slightly higher rent of £2,450 pcm.

EPC Band E

Council Tax Band F - £ 3,117.78 p.a.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		
39-54	E	39   E	
21-38	F		
1-20	G		



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Approximate Gross Internal Area = 116.68 sq m / 1256 sq ft  
Garage = 19.28 sq m / 208 sq ft  
Total = 135.96 sq m / 1463 sq ft



Illustration for identification purposes only, measurements are approximate not to scale.

Floorplan by: [www.epc4u.info](http://www.epc4u.info)

The garage is not available with the tenancy on this property. Parking is available outside the garage.