



RINGSTEAD

CHIDDINGFOLD



RINGSTEAD

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A FABULOUS FAMILY OASIS



Ringstead sits nestled in beautiful, landscaped gardens totalling a third of an acre in one of Surrey Hills' most desirable villages.

Carefully renovated throughout, this stunning five-bedroom detached property combines fresh contemporary décor with plentiful natural light to create a fabulous family oasis.

The heart of the house, Ringstead's outstanding dining kitchen will capture the imagination of home cooks and hosts, whilst the cosy reception rooms beckon enticingly and the glorious garden, a riot of colour and textures in spring and summer, is a perfect setting for any social gathering.



WELCOME HOME



Tall hedgerows line the gravelled driveway leading to a generous enclosed forecourt, making this idyllic family home feel delightfully private and peaceful.

In the far corner is a detached garage which currently has planning permission for extension and conversion into a self-contained office, with the benefit of its own kitchen and shower room.

Admire the excellent proportions of the house's painted brick façade, framed by its picturesque cottage-style garden.

Gracious stone steps rise to a tiled canopied porch, where an attractive oak front door, inlaid with glazed panels, opens into a welcoming hallway with useful storage cupboards.

Sleek parquet flooring underfoot runs through to the fabulous reception rooms, giving way to smart underfloor heated tiles in the kitchen.







CONTEMPORARY CHIC



First, turn left into a large and bright double reception room featuring windows on two sides.

Subtle paint tones and attractive parquet floor unite these two rooms, with the partial dividing wall creating a relaxed intimacy in the sitting room with its cosy wood-burning stove enclosed by a white mantelpiece.

The adjoining second reception room is awash with natural light from the twin double doors

leading out to the terrace and offers a serene outlook over the back garden; perfect as a further sitting area, peaceful library or tranquil study.

To the right of the hallway, you'll find a spacious informal snug – a great TV spot for catching up on the latest boxset or for teenagers to stow away with their friends.



RINGSTEAD

*Relaxed
intimacy*



BEAUTIFULLY BESPOKE



Ringstead's pièce de résistance is the amazing garden-facing family kitchen dominating the ground floor.

Handcrafted grey Shaker-style, Corian-topped units extend along three walls, feature a double Butler sink and culminate in an attractive alcove for a range cooker with a hidden extractor fan. You'll also find an integrated dishwasher and space for an American fridge-freezer.

Your attention then travels across the expansive central island, housing a wine fridge beneath a smooth wooden worktop, towards a spacious dining area crowned by a striking lantern roof. Imagine hosting friends and family around a big farmhouse table, then retiring afterwards via glazed bifold doors onto the terrace for drinks while the children play in the garden beyond.

A well-sized separate boot room/utility comes with side access from the parking area. Fitted cupboards provide storage and conceal a washing machine and dryer, and a deep sink – great for cleaning muddy shoes (or paws) after a stroll in the countryside. This leads into a perfect downstairs cloakroom with further storage.





*Perfect for hosting
friends & family*





SWEET DREAMS



From the hallway, the staircase, illuminated by a skylight, rises to a landing that connects to five bedrooms in all; four with polished parquet flooring throughout and a final carpeted double.

In the stylish, dual-aspect master suite, a wall of tinted gloss wardrobes awaits your clothing collection. The freestanding bath in the corner, with wide recessed shelves above for atmospheric candles, is ideal for a luxurious soak.

Just beyond, the en suite boasts a twin stone basin vanity unit, a tiled rainfall walk-in shower, heated towel rail, and loo.

Opposite, find a second bright double with built-in wardrobes and four windows to the side and rear.

Served by a shower room, it's an ideal guestroom or bedroom for older children. The third airy bedroom features plenty of storage and shelves for toys and books, with the two remaining good-sized bedrooms located at the end of the landing.

Adjacent to the stairs, the family bathroom contains lots of storage, a bath with rainfall shower over, heated towel rail, basin vanity unit and loo.





Bright & spacious living

A GARDENER'S HAVEN



Enclosed by an array of mature hedgerows and trees wrapping around the grounds, the garden feels lovely and secluded.

The previous owners planned the garden around flowering plants and colourful foliage, which produces a dramatic effect during the warmer months. Two generous level lawns run from the front round to the rear, divided by a paved terrace large enough for outdoor sofas and furniture – where better to set up the barbeque?

An abundance of raised flowerbeds allows the green-thumbed to get creative, with storage for tools available in the shed. When you need a rest, head over to the designated hammock spot to while away the afternoon.





RINGSTEAD

ON YOUR DOORSTEP



Chiddingfold is a highly desirable, quintessential village, peppered with timber-framed Wealden houses and quaint cottages, all ringed by fabulous countryside, footpaths and riding routes.

Ideally located, you can venture into London for a day's work, shopping or out for dinner and a show and still be home within an hour. Alternatively, head to the coast for a weekend sailing trip or for a day on the beautiful beach at West Wittering.

Just a short stroll from Ringstead, the traditional village green is a sociable gathering space where you can meet friends at the independent coffee shop or picnic on the grass, surrounded by chocolate-box period homes. A secondary green supports the village cricket pitch, with the club often hosting barbeques and drinks.

A lovely church, village hall and three great pubs will settle you into the local community, plus there's an excellent butcher, convenience store and health care facilities close by.

Fireworks Night marks a significant event in the Chiddingfold social calendar. The festivities involve a magical torch procession around the village and an enormous bonfire, all enjoyed alongside delicious food.

For the children, choose from the local primary school, St Mary's C of E Primary (Ofsted-rated 'Good'), Grayswood C of E Primary (Ofsted-rated 'Good') and a village nursery.

There are numerous prep schools around the Haslemere, Cranleigh and Liphook areas, plus a wide range of independent secondary day/boarding schools including Cranleigh School, Bedales, Churcher's College and Charterhouse which are all within 30 minutes drive. Many of the day schools offers school bus services from the village. Additionally, boarding schools further afield such as Bryanston and Canford in Dorset provide a weekend coach service to the area.

The nearest railway station – Witley – is only a short distance by bike or a 5 minute drive, with trains running to London Waterloo in 54 minutes.

FLOORPLANS

Main House

Ground Floor: 1,496 sq ft (139 sq m)

First Floor: 1,023 sq ft (95 sq m)

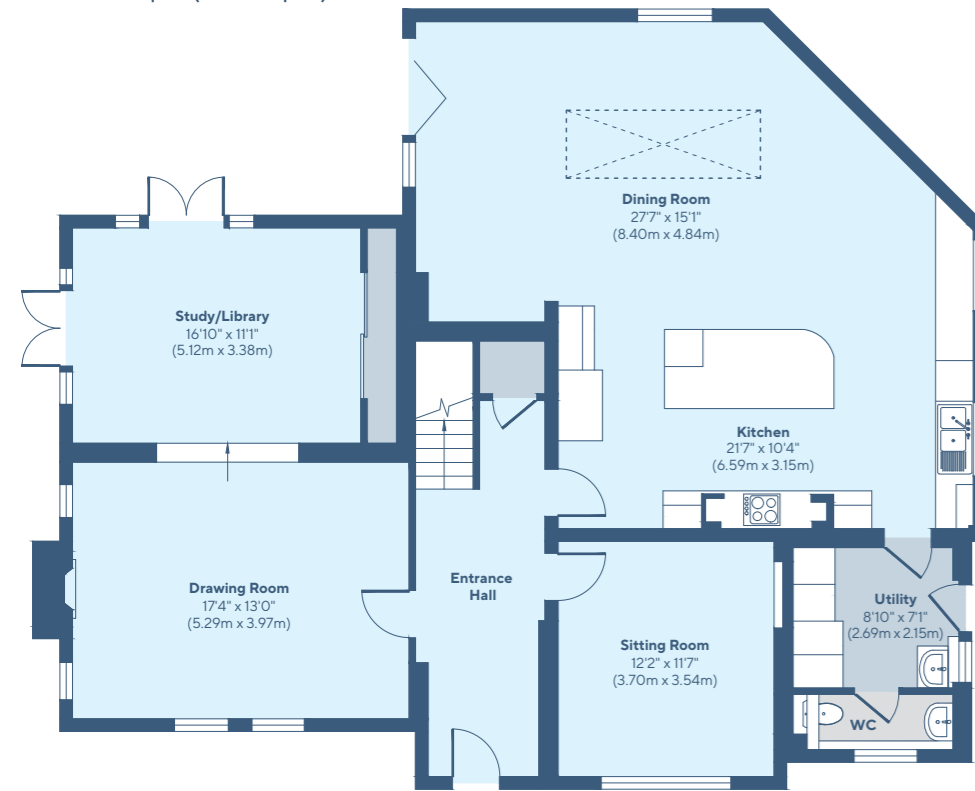
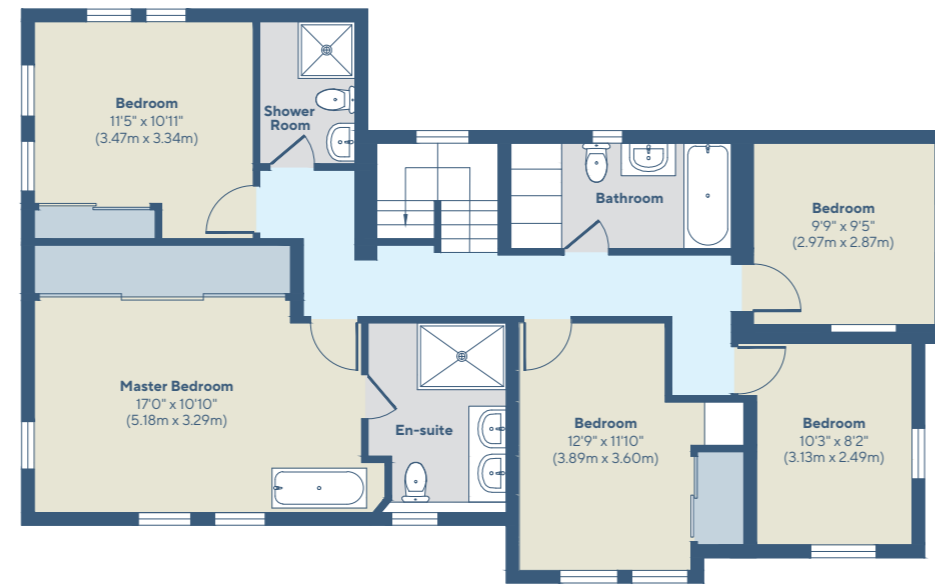
Total: 2,519 sq ft (234 sq m)

Outbuilding

162 sq ft (15 sq m)

Total

2,681 sq ft (249 sq m)

*Main House*
Ground Floor*Outbuilding**Main House*
First Floor

FINER DETAILS

Overview

- Handsome five-bedroom detached family house
- Dream extended kitchen with lantern roof and handcrafted units
- Three gorgeous bright reception areas
- Stylish master suite
- Separate garage with planning consent to extend and convert to a self contained office with its own kitchen area and shower
- Immaculate enclosed gardens (0.34 acres)
- Sought-after Surrey Hills village location
- Close to numerous country walks and riding routes

Services

- Mains gas central heating
- Fibre wifi installed
- All windows have double glazing
- Mains water and drainage
- Underfloor heating in the kitchen
- Council Tax Band G

Garden & grounds

- Stunning garden with array of mature hedgerows and trees
- Spectacular flowering plants and colourful foliage
- Large areas for outside sofas, table and BBQ space
- Main areas of the garden face South and West
- Gravelled driveway with parking for four cars
- Two level lawns
- Enclosed garden – ideal for dogs
- Area for three hammocks – ideal spot to rest in the summer or this could be converted to a superb vegetable patch
- 0.34 acres
- Useful garden shed

Location

- Located in Chiddingfold, a quintessential village peppered with timber-framed Wealden houses and quaint cottages
- Fabulous countryside, footpaths and riding routes, accessible straight from the house, ideal for dog and family walks
- Village offers a renowned butcher, independent coffee shop, convenience store, three pubs, health and vet care facilities and active churches
- Excellent choice of local pre, primary, secondary and private school options. Many schools offer bus services from the village.
- 23 minutes drive to Guildford, 13 minutes to Haslemere
- 5 minute drive or 13 minute bike ride to Witley Station, (London Waterloo from 54 minutes)

Energy efficiency rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		62	79



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UNIQUE HOMES

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