



PINE VIEW
1999

66

64

64 Cramhurst Lane

Witley Godalming GU8 5RD

Asking Price: £535,000 Freehold





- Detached Victorian Character Cottage in an Established Residential Road
- Easy Reach of Milford & Witley Village Centres
- Close to Milford Main Line Station & Access to A3
- Sitting Room with Open Fireplace
- Dining Room with Open Fireplace
- Kitchen with Adjoining Conservatory
- Utility/Shower Room
- Two Bedrooms & Upstairs Bathroom
- Gas Heating & Double Glazing
- Pretty Cottage Style Rear garden



A pretty two bedroom detached Victorian cottage with a great deal of charm and character set in the heart of the village in a mature residential road yet within easy reach of excellent local amenities including Milford main line station and access to the A3







Main Line Station – 1.2 miles (Waterloo approx. 55 mins)

Village Centre – 0.8 miles Godalming – 3.0 miles

Infant School – 1.2 miles Junior School – 0.8 miles

Secondary School – 0.6 miles

Doctors – 0.5 miles Dentist – 0.8 miles

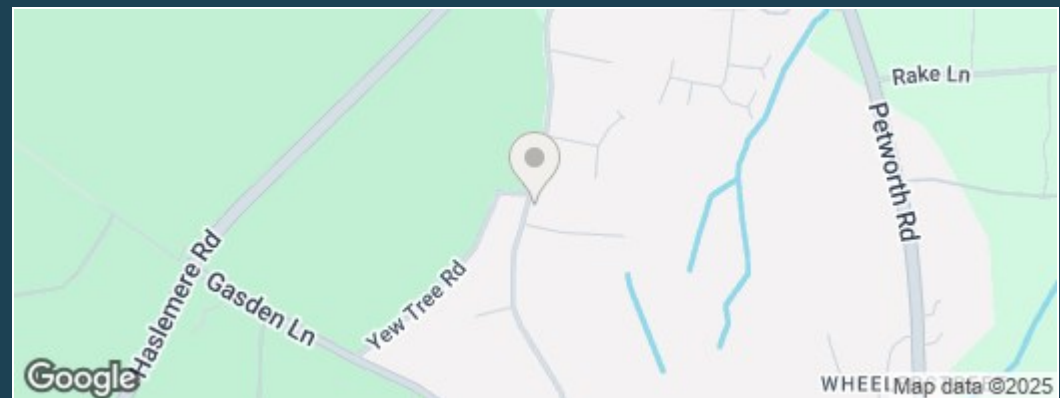
A3 – 1.8 miles M25 – 16.3 miles M3 – 16 miles

Council Tax Band – D Payable – £2477.87 (2025/26)

EPC Rating – D



Directions: Proceed out of Godalming in a southerly direction on the A3100 towards Milford. Upon entering Milford village at the first roundabout turn left into Church Road. Continue to the next roundabout and take the first exit onto the A283 Petworth Road. Continue for approximately one third of a mile and turn right into Oxted Green just after the pedestrian crossing. Continue along Oxted Green following the road round to the left, the road then leads into Cramhurst Lane. Number 64 will then be found on your left hand side.





**Emery &
Orchard**
ESTATE AGENTS

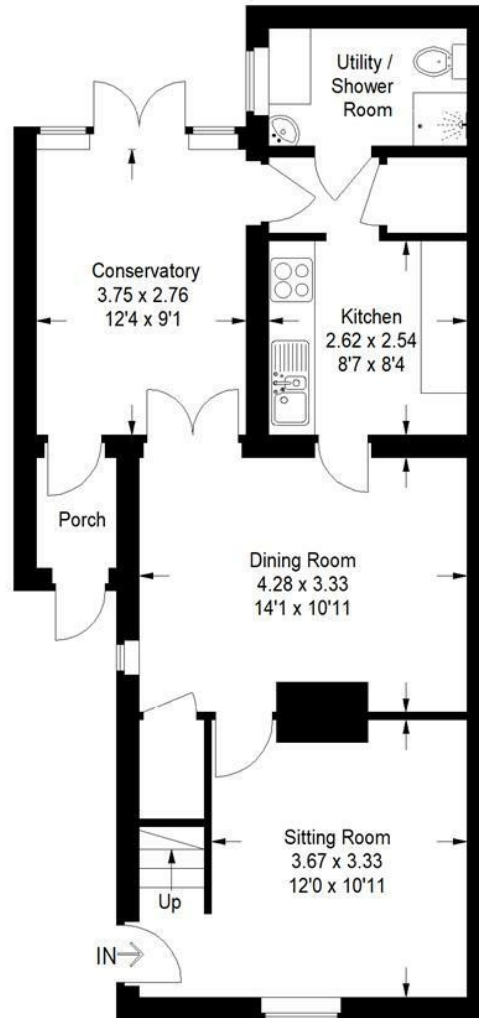
01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

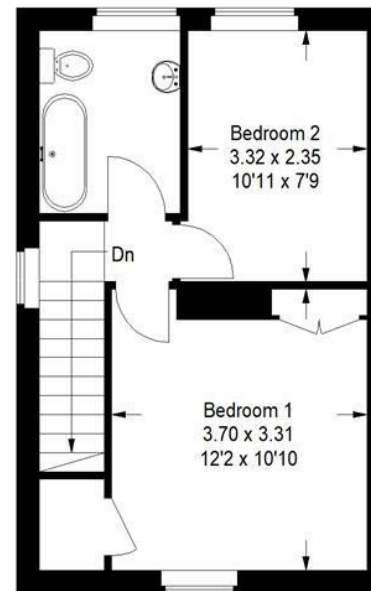
email:office@emery-orchard.co.uk

Approximate Gross Internal Area
Ground Floor = 59.4 sq m / 640 sq ft
First Floor = 30.7 sq m / 331 sq ft
Total = 90.1 sq m / 970 sq ft
(Excluding Covered Patio)

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Ground Floor



First Floor

PrimeLocation.com