

1 Comice Cottage Wormley Lane

Wormley Surrey GU8 5TS

Guide Price: £625,000 Freehold

Emery & Orchard
ESTATE AGENTS


BOSCH

- No Onward Chain
- Only Half A Mile To The Station
- Dual Aspect Sitting/Dining Room
- Stylish Fitted Kitchen/Breakfast Room With Bosch Appliances
- Two Double Bedrooms
- Bathroom & En-suite Shower Room
- Solar Energy, Gas Central Heating & Double Glazing
- Driveway With EV Charging Point & Large Garage
- South Facing Garden
- Balance Of 10 Year New Build Warranty



A fabulous two bedroom detached bungalow built to a high standard and specification in 2024 providing bright and well planned accommodation and benefiting from the balance of its 10 Year New Build Warranty. The accommodation includes a superb dual aspect sitting/dining room with double doors leading onto the garden, a stylish fitted kitchen/breakfast room with quartz work surfaces and integrated Bosch appliances, two double bedrooms, one with an ensuite shower room, and a stylish bathroom. The property also benefits from a driveway with EV charging point, Solar power generation, large detached garage and south facing garden. Located between the villages of Witley & Chiddingfold the property is within easy reach of facilities, popular schools, bus routes, a short distance from Hambledon Village shop owned and run by the community and providing a grocery shop, an off-license, a newsagent, a café, a delicatessen and a Post Office, and only half a mile from Witley main line station. For walking and cycling, access to The Greensands Way it at the top of the road and gives access to miles of open countryside.



















Witley Main Line Station – 0.5 miles (Waterloo approx 55 mins)

Hambledon Village Shop – 0.7 miles

Chiddingfold Village – 1.9 Miles Godalming – 4.5 miles

Infant School – 1.3 miles Junior School – 1.7 miles

Secondary – 2.2 miles

Gatwick – 31.8 miles Heathrow – 31.5 miles

A3 – 3.2 miles M25 – 17.6 miles M3 – 17.5 miles

EPC – A Estate Charge – £137.32 per month

Council Tax Band E - £3132.22p (2026/27)

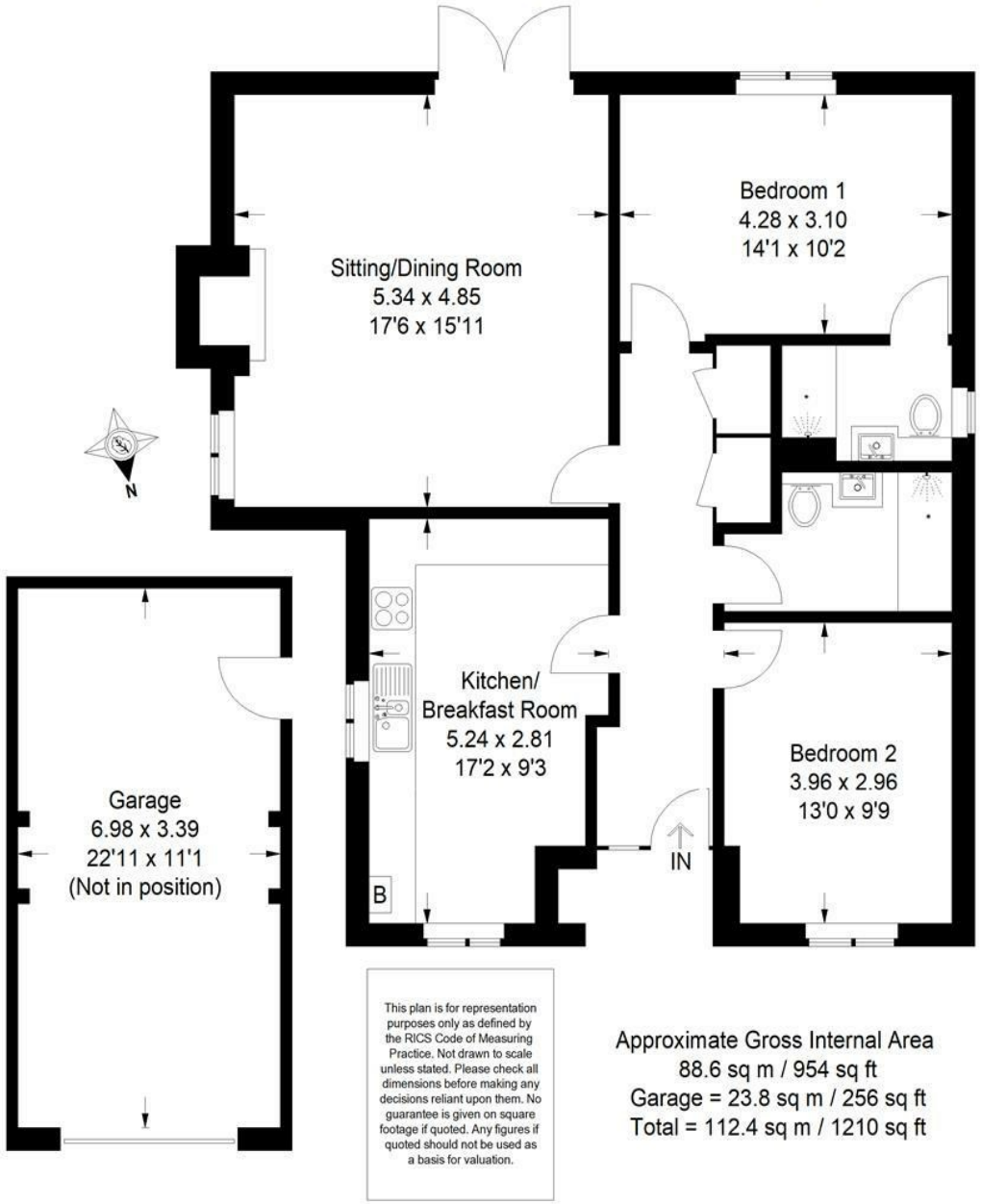




Directions: Leave Godalming in a southerly direction on the A3100 turning right at the roundabout by The Inn on the Lake and continuing under the railway bridge into Portsmouth Road. Continue on to Milford village and on reaching the mini roundabout take the first exit left into Church Road. Continue to the next roundabout and take the first exit again this time onto the A283 Petworth Road. Continue along the Petworth Road passing through the village of Witley and on towards Wormley. Continue along the Petworth Road passing King Edwards School on your right hand side and then drop down the hill and take the first turning on the left into Wormley Lane and turning for Comice Cottages will be found after a short distance on your right.



Wormley Lane, Wormley



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. 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.

Approximate Gross Internal Area
88.6 sq m / 954 sq ft
Garage = 23.8 sq m / 256 sq ft
Total = 112.4 sq m / 1210 sq ft

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Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.