



# Magnolia Cottage Petworth Road

Witley Surrey GU8 5PL

Price: Guide Price £875,000 Freehold



Attractive Entrance Hall



Fabulous Sitting With Bifold Doors



Family Room/Study



Fitted Kitchen/Dining Room



Large Main Bedroom With Views



Four Further Bedrooms



Family Bathroom & Two Shower  
Rooms



Double Glazing & Gas Heating



Large Driveway



Attractive Gardens



An exceptional and stylish detached chalet style family home enjoying a fabulous outlook and offering adaptable and carefully planned accommodation including, five bedrooms, three bathrooms and two/three reception rooms. The property occupies a convenient location set within the conservation area of the pretty village of Witley with its excellent local facilities, popular schools, bus routes, main line station and some of Surrey's most beautiful countryside.



















Main Line Station – 1.2 miles (Waterloo approx. 45/50 mins)

Village – 0.5 miles    Godalming – 3.5 miles

Infant School – 0.2 miles    Junior School – 0.8 miles

Secondary School – 1.2 miles

Doctors – 0.8 miles    Dentist – 0.5 miles

A3 – 2.3 miles    M25 – 17 miles    M3 – 16.6 miles

Council Tax Band - D Payable - £2,188

Energy Efficiency Rating - C.

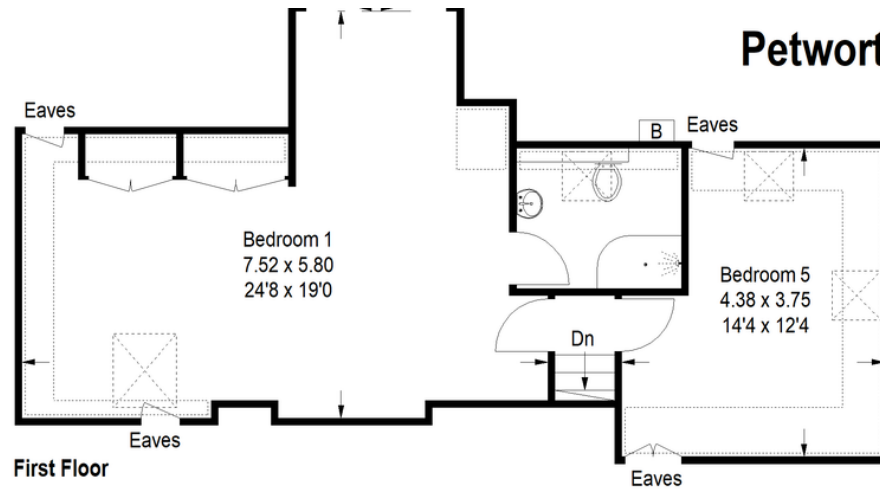
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**Directions:** Leave Godalming in a southerly direction on the A3100 towards Milford. On entering Milford village turn left at the first mini roundabout into Church Road and at the next roundabout take the first exit again, this time onto the Petworth Road. Continue into the centre of Witley village passing the White Hart public house on your left, Magnolia Cottage will then be found on your left hand side just before the Chichester Hall.

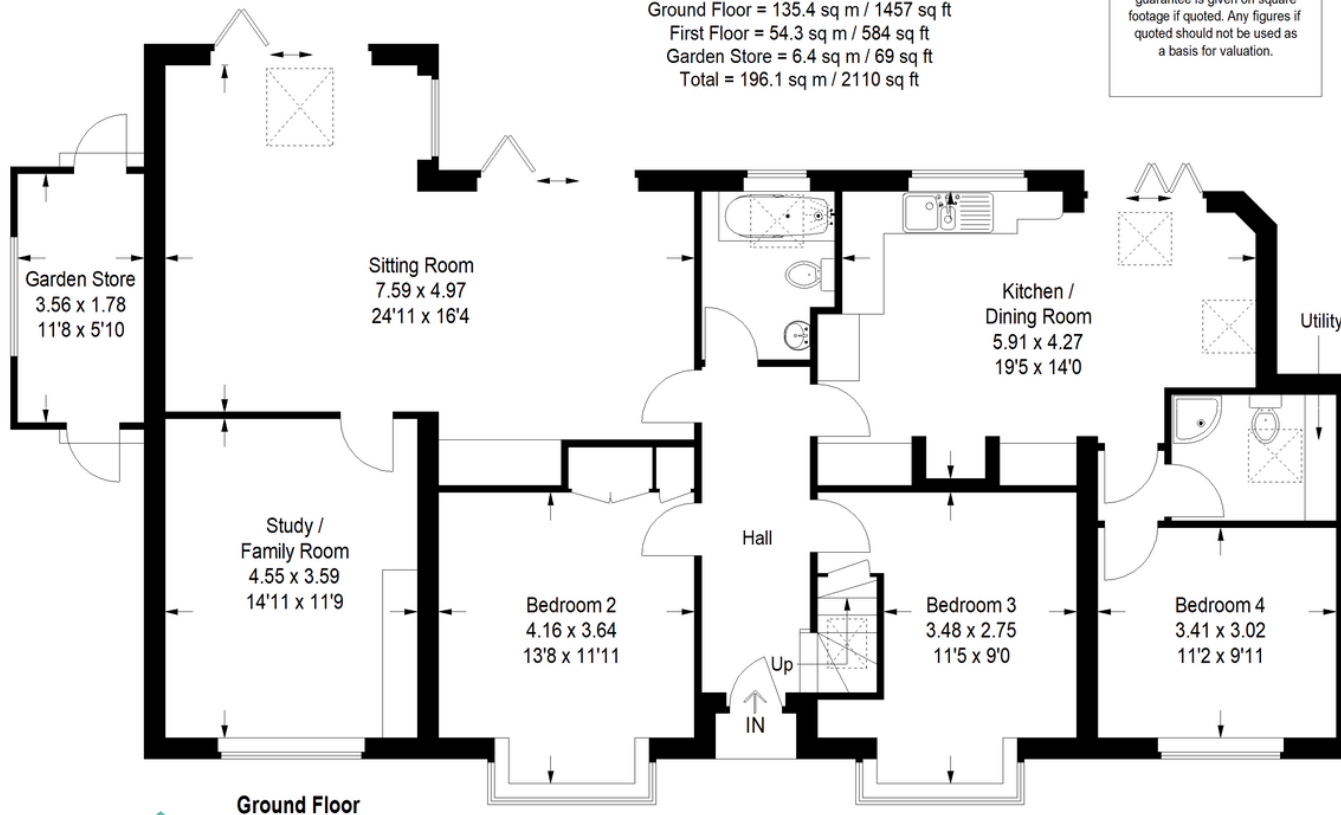
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# Petworth Road, Witley



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  
Ground Floor = 135.4 sq m / 1457 sq ft  
First Floor = 54.3 sq m / 584 sq ft  
Garden Store = 6.4 sq m / 69 sq ft  
Total = 196.1 sq m / 2110 sq ft



**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 this may vary.