



# Moordell Gasden Copse

Witley Surrey GU8 5QE

Asking Price: £1,100,000 Freehold





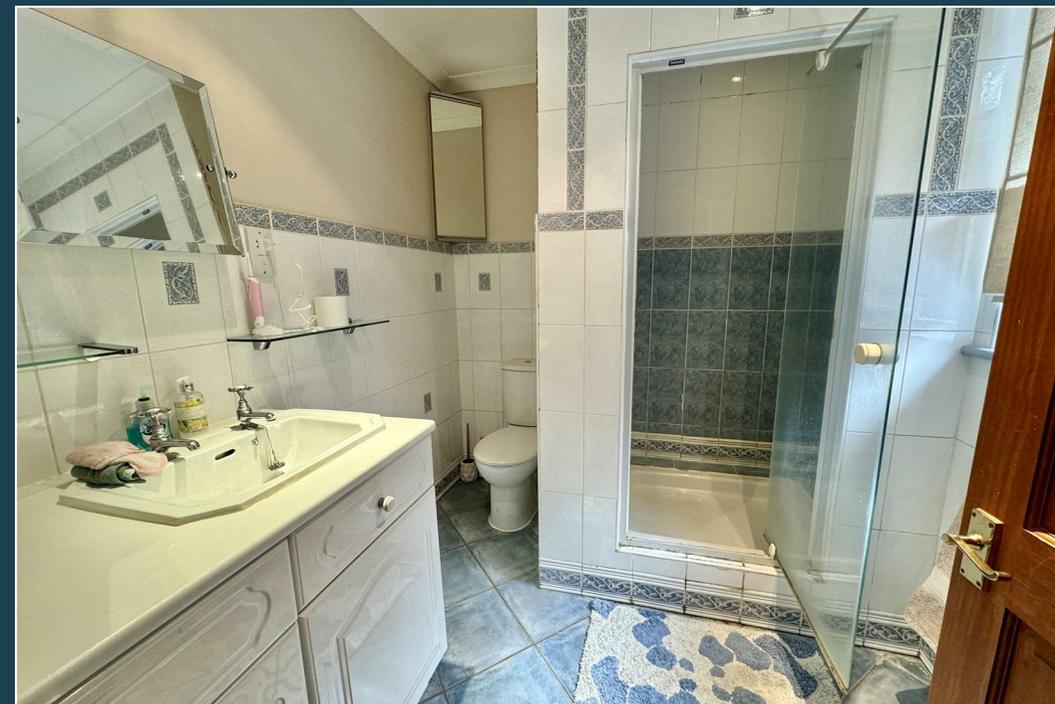
- Fabulous Secluded Gardens With Plot Approx. 0.8 Of An Acre
- Adjoining Mare Hill Common
- Potential To Update & Improve
- Three Reception Rooms + Conservatory
- Superb Kitchen/Breakfast Room
- Cloakroom, Boot Room & Utility Room
- Four Bedrooms
- Family Bathroom & Shower Room
- Long Driveway, Double Garage & Workshop
- No Onward Chain



A rare opportunity to purchase an attractive and extremely adaptable single storey family home, offering potential for some updating and improvement, set in fabulous, secluded gardens with the plot in all of approximately 0.8 of an acre. The property occupies a great location, set in a tucked away position at the end of a much sought after private road, and directly adjoining Mare Hill Common, offering great walking and cycling opportunities, yet within easy reach of the village centre with its excellent local amenities, popular schools, bus routes and main line station.











Main Line Station – 1.6 miles (Waterloo approx. (50/55 mins))

Village Centre – 0.9 miles Godalming – 3.2 miles

Infant School – 1.4 miles Junior School – 1 mile

Secondary School – 1 mile

Doctors – 0.7 miles Dentist – 1 mile

A3 – 2 miles M25 – 16.5 miles M3 – 15 miles

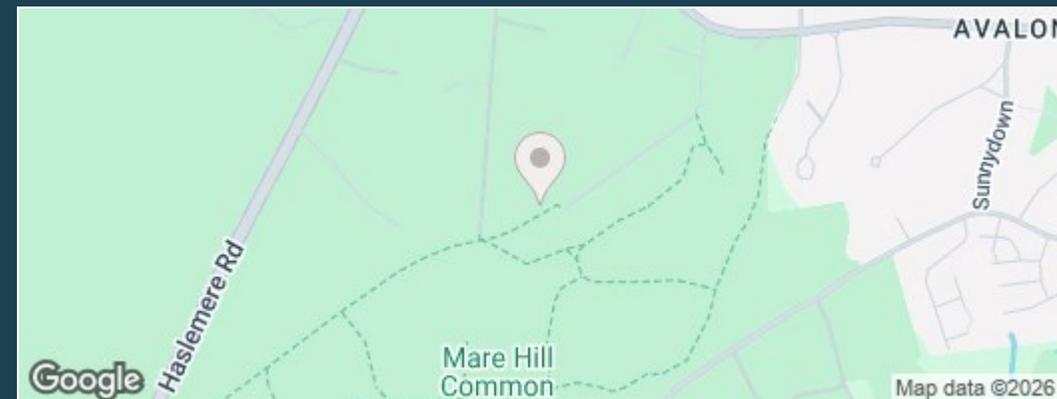
Heathrow – 29 miles Gatwick – 33 miles

Council Tax Band – F Payable – £3415.72p ( 2024/25)

EPC Rating – F Private Road £100 per annum



Directions: BOX 405 - M3 Leave Godalming in a southerly direction on the A3100 towards Milford Village. On reaching the village take the first exit left at the mini roundabout into Church Road. At the next roundabout take the second exit onto the A286/Haslemere Road. Continue for approximately one mile and turn left into Gasden Lane. Take the second turning right into Gasden Copse and Moordell will be found at the very top of the road set off a long driveway on the left.

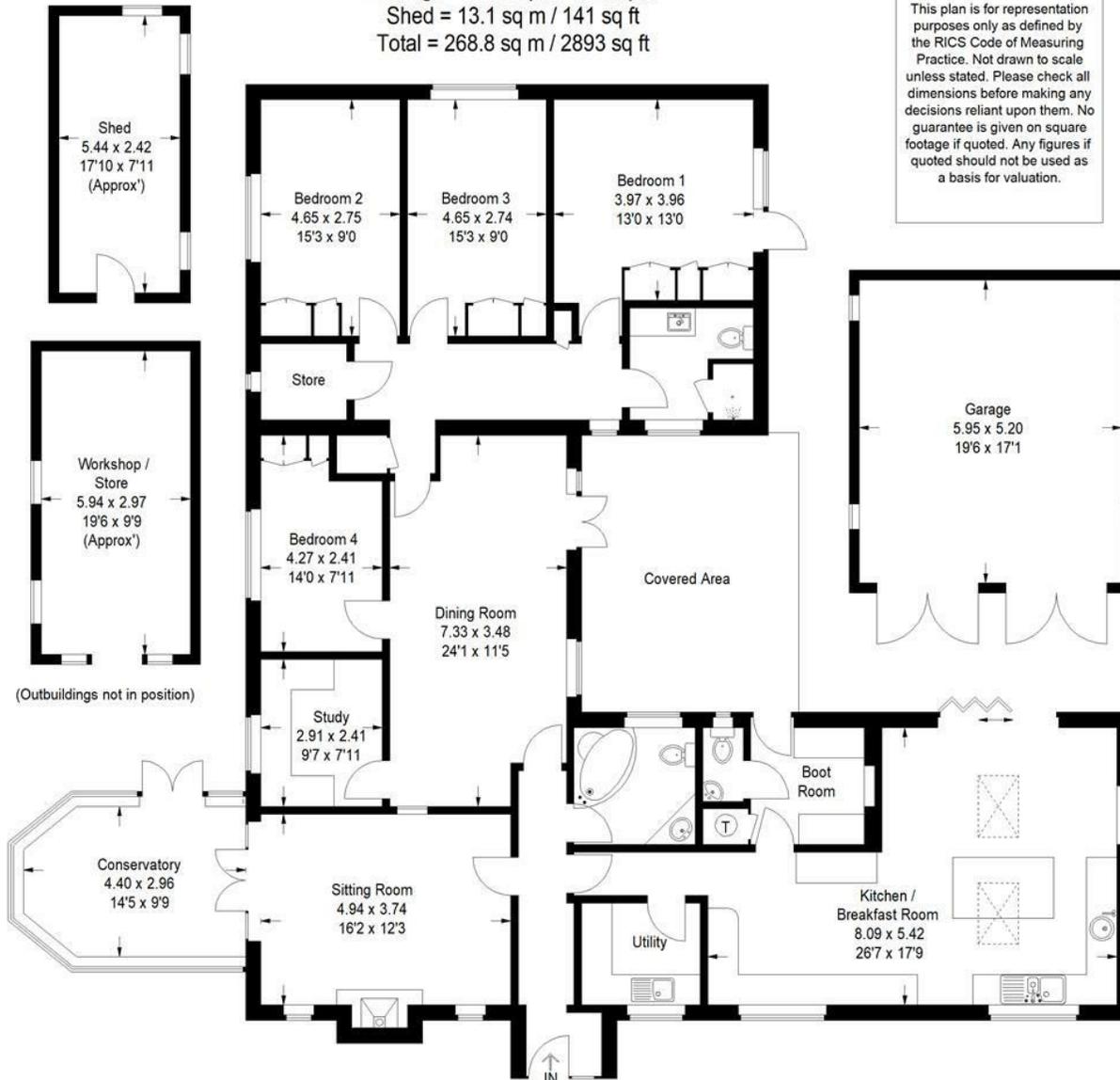


# Gasden Copse



Approximate Gross Internal Area = 207.3 sq m / 2231 sq ft  
 Workshop / Store = 17.5 sq m / 188 sq ft  
 Garage = 30.9 sq m / 333 sq ft  
 Shed = 13.1 sq m / 141 sq ft  
 Total = 268.8 sq m / 2893 sq ft

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.



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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.

