



Birchwood Gasden Copse

Witley Surrey GU8 5QE

Guide Price: £1,295,000 Freehold





- Fabulous Private Road Location Adjoining Mare Hill Common
- Entrance Hall & Cloakroom
- Three Reception Rooms
- Large Kitchen/Dining Room
- Four Bedrooms
- Three Bathrooms (Two En-suite)
- Wonderful Landscaped Gardens With Studio/Workshop
- Plot In All Approx. 0.7 Of An Acre
- Long Driveway Garage & Carport
- Potential For Further Extension (STPP)



A rare opportunity to purchase an attractive and much improved detached family home providing spacious and adaptable accommodation arranged over two floors and offering potential for further extension, subject to planning permission. The property is set in wonderful landscaped gardens that extend in all to approximately 0.6 of an acre and have access onto Mare Hill Common. The property occupies a great location, set in an elevated position, in this much sought after private road, that directly adjoins Mare Hill Common, offering great walking and cycling opportunities, yet within easy reach of the village centre with its excellent local amenities, popular state and private 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 – G Payable – £4323.38p (2026/27)

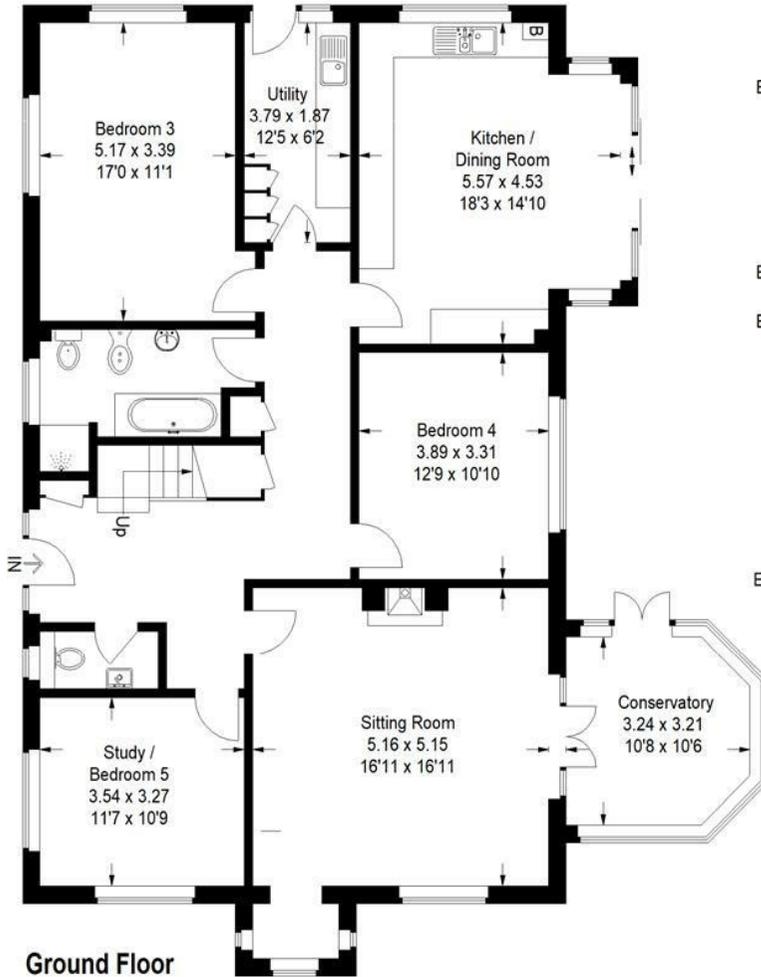
EPC Rating – C Private Road £100 per annum



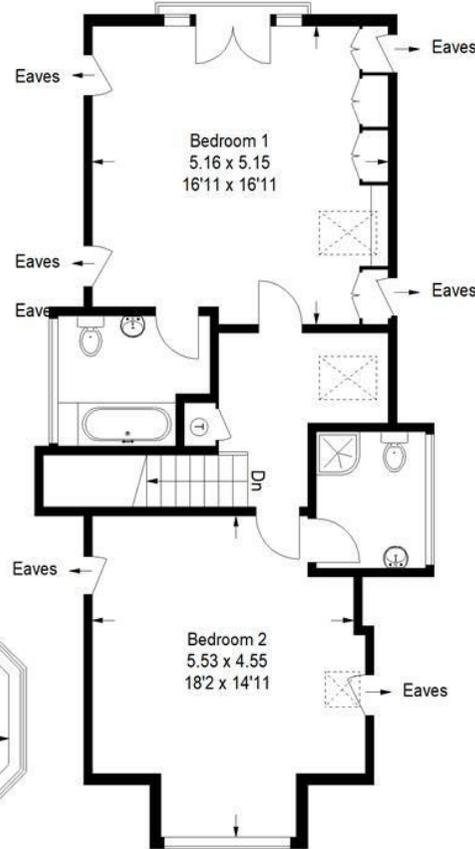
Directions: Leave Godalming in a southerly direction on the A3100 towards Milford Village. On reaching the village take the first exit left at the mini roundabout into Church Road. At the next roundabout take the second exit onto the A286/Haslemere Road. Continue for approximately one mile and turn left into Gasden Lane. Take the second turning right into Gasden Copse and Birchwood will then be found about two thirds along on the left hand side.



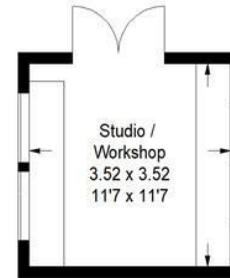
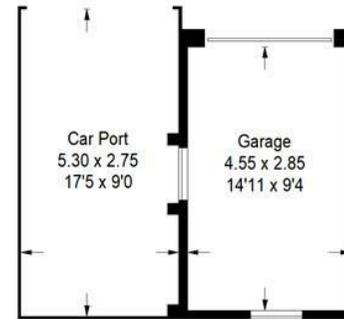
Approximate Gross Internal Area
 Ground Floor = 150.4 sq m / 1619 sq ft
 First Floor = 70.9 sq m / 763 sq ft
 Outbuildings = 25.2 sq m / 271 sq ft
 Total = 246.5 sq m / 2653 sq ft



Ground Floor



First Floor



(Outbuildings not in position)



Emery & Orchard
 ESTATE AGENTS

01483 419 300

20 High Street
 Godalming
 Surrey
 GU7 1EB

email:office@emery-orchard.co.uk



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.