

36 Middlemarch

Witley Surrey GU8 5NL

Asking Price: £435,000 Freehold

Emery & Orchard
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- Close To Popular Schools
- Entrance Hall & Cloakroom
- Sitting Room
- Dining Room
- Conservatory/Utility
- Three Bedrooms
- Bathroom
- Double Glazing & Gas Heating
- Driveway & Garage In Block
- Southerly Facing Garden



A much improved three bedroom family home providing bright and well planned accommodation that includes a large entrance hall, cloakroom, delightful sitting room, dining room, fitted kitchen with integrated appliances and a useful utility/conservatory. There are also three bedrooms and a stylish family bathroom. Outside a driveway provides off road parking at the front and at the rear there is a south facing garden and a garage. The house occupies a great location set in a small cul de sac in the popular village of Witley with its excellent local amenities, village store with post office, popular schools, bus routes and is within easy reach of the station and close to much common and heathland.

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Merry
Christmas











Milford Station – 1.4 mile (Waterloo appx. 50 mins)

Witley Village Centre – 0.3 mile Godalming – 3.4 miles

Infant School – 0.6 mile Junior School - 300ft

Secondary School – 0.9 miles

Doctors – 0.4 miles Dentist – 0.2 miles

A3 – 1.8 miles M25 – 17 miles

Energy Efficiency Rating - D

Council Tax Band C – Payable £2202.55 (2025/26)





Directions: BOX 420 M4 Proceed out of Godalming in a southerly direction towards Milford on the A3100 and on entering Milford Village take the first exit left at the mini roundabout into Church Road. Continue to the next roundabout and take the first exit again, this time onto the A283/Petworth Road, continuing on towards Witley Village. Continue towards Witley, passing the Star Public House on the right hand side, and on reaching the centre of the village turn right into Roke Lane which will be found shortly after passing the Witley Village Stores on your right hand side.



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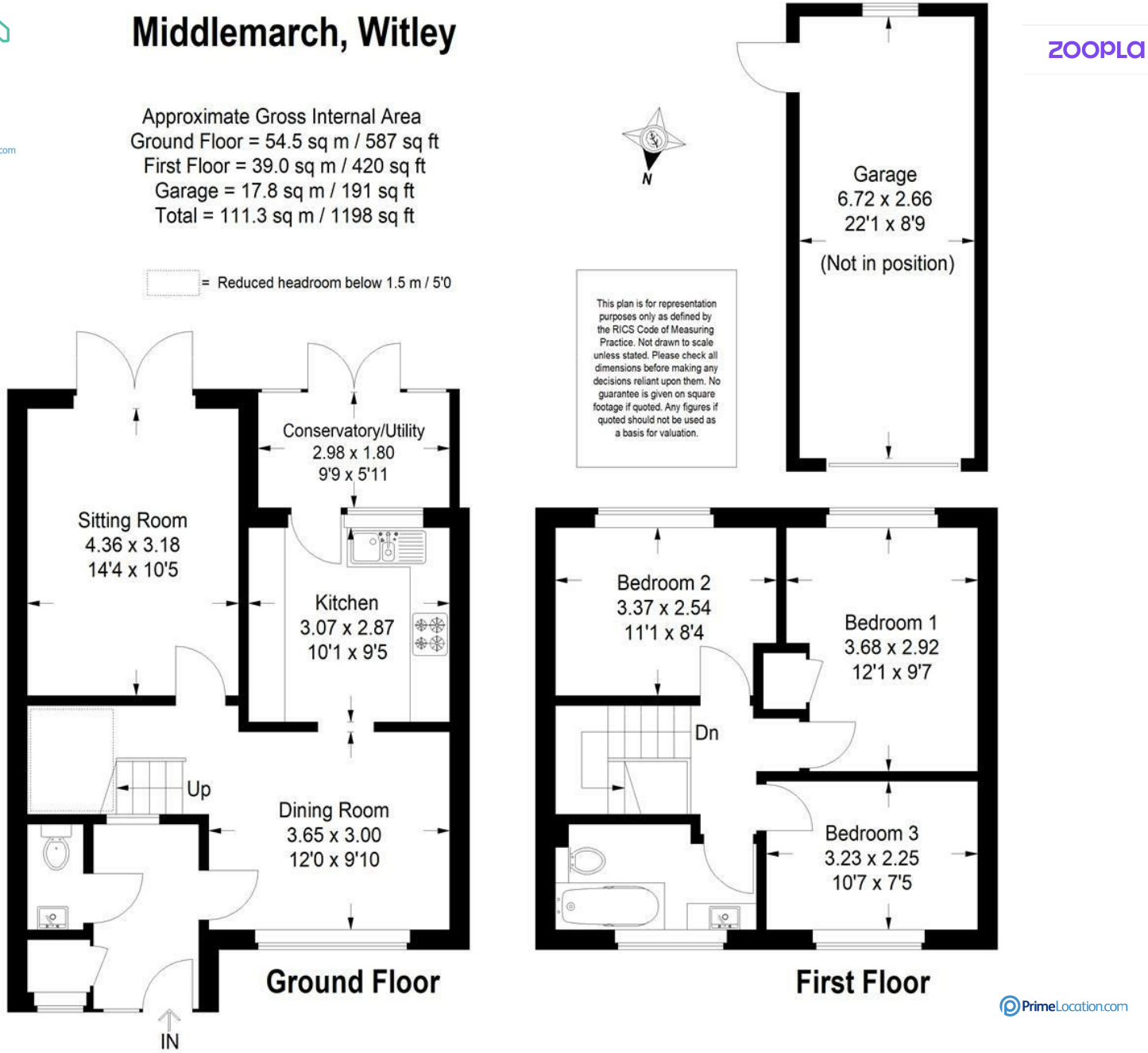
Middlemarch, Witley

Approximate Gross Internal Area
Ground Floor = 54.5 sq m / 587 sq ft
First Floor = 39.0 sq m / 420 sq ft
Garage = 17.8 sq m / 191 sq ft
Total = 111.3 sq m / 1198 sq ft

= Reduced headroom below 1.5 m / 5'0



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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.