



1 Roke Lane Cottages Roke Lane

Witley Surrey GU8 5NG

Guide Price: £595,000 Freehold





- No Onward Chain
- Close To Village Centre, Station & Schools
- Sitting Room & Dining Room
- Kitchen/Breakfast Room
- Three Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Driveway
- Good Size Garage & Carport
- Large South Facing Rear Garden



An extended three bedroom semi detached family house set on a corner plot with a large attractive south facing rear garden, a driveway providing ample off road parking, large garage and carport. The property provides well planned accommodation ideally suited to family life that includes a dual aspect sitting room, dining room and fitted kitchen/breakfast room, together with three bedrooms and a large bathroom. The house occupies a great location, set close to the village centre, with its excellent local amenities, including two well respected gastro pubs, village store with post office, popular schools, bus routes and within easy reach of the station and much common and heathland.







Main Line Station – 1.2 miles (Waterloo approx. 55 mins)

Village Centre – 0.2 miles Godalming – 3 miles

Infant School – 0.6 miles Junior School – 0.2 miles

Secondary School – 0.7 miles

Doctors – 0.4 miles Dentist – 100 meters

A3 – 2 miles M25 – 16 miles M3 – 16 miles

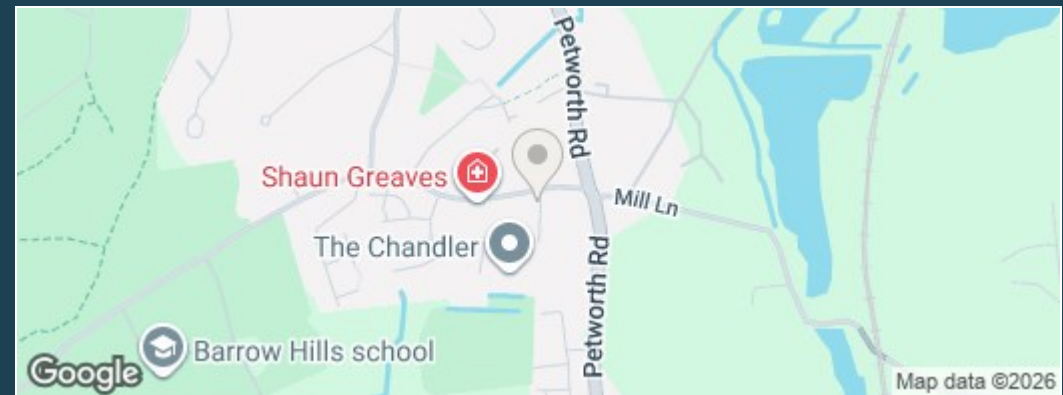
Council Tax Band – D * Payable – £2477.87 (2025/26)

EPC Rating – D

* As 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.



Directions: Leave Godalming in a southerly direction on the A3100 taking the right hand exit at the mini roundabout by the Inn on the Lake and continuing on towards Milford village. On reaching Milford village take the first exit left at the mini roundabout into Church Road. At the next roundabout take the first exit again this time on the A283 Petworth Road. Continue on into Witley village, passing the Star Public House on your right hand side and the turning to Roke Lane will then be found on your right, shortly after passing Witley Village Stores.





**Emery &
Orchard**
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk

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.



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.