



April Cottage Petworth Road

Witley Surrey GU8 5PL

Guide Price: £600,000 Freehold



- Grade II Listed Period Cottage
- Conservation Area
- Pretty Cottage Garden with Lovely Views
- Entrance Hall & Cloakroom
- Sitting Room with Inglenook Fireplace
- Dining Room
- Kitchen & Utility Room
- Three Bedrooms & Bathroom
- Gas Heating
- Driveway & Garage



A delightful three bedroom semi-detached Grade II Period cottage set within the conservation area in the pretty Surrey village of Witley. The cottage has many period features including an inglenook fireplace and a wealth of exposed ceiling and wall timbers. Outside the house benefits from off road parking and a garage and to the rear of the cottage there is a well maintained garden with lovely views.











Main Line Station – 1.1 miles (Waterloo approx. 55 mins)

Village Centre – 0.4 miles Godalming – 3.5 miles

Infant School – 0.1 miles Junior School – 0.5 miles

Secondary School – 1 mile

Doctors – 0.8 miles Dentist – 0.5 miles

A3 – 2.4 miles M25 – 17 miles M3 – 15.5 miles

Gatwick – 31.5 miles Heathrow – 32 miles

Council Tax Band – F Payable – £ 3588 (tbc)

EPC Rating – TBC

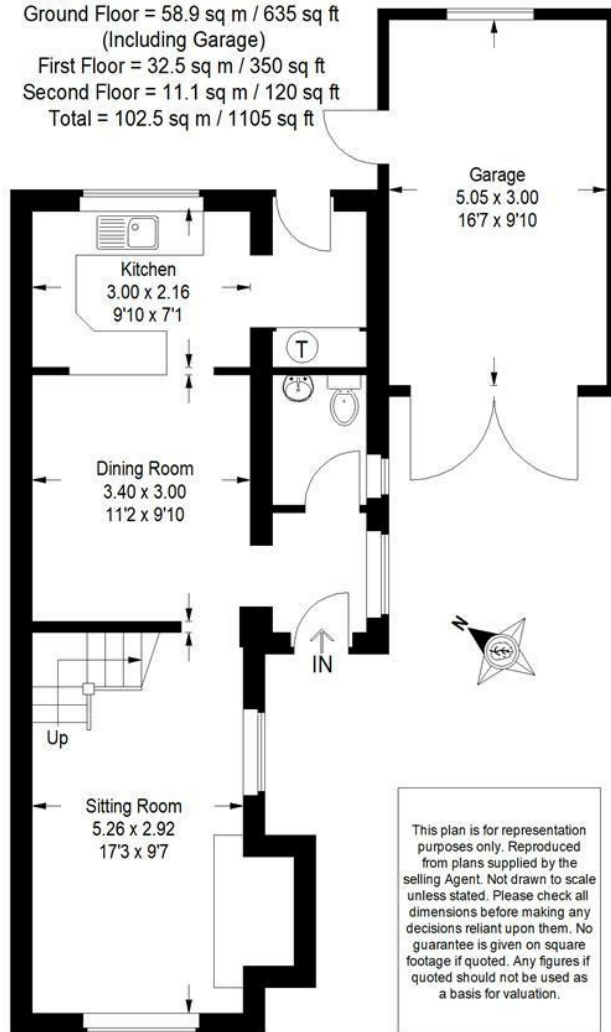


Directions: Proceed out of Godalming in a southerly direction on the A3100 towards Milford and on reaching Milford village take the first turning left at the mini roundabout into Church Road, continue to the next roundabout and take the first exit onto the A283 Petworth Road continuing on into Witley village. Continue through the village passing the White Hart public house on your left hand side and April Cottage will then be found as the fifth property on your left hand side.

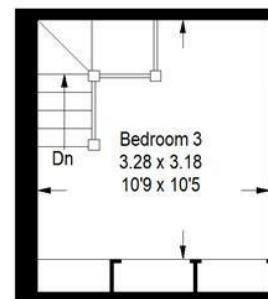


Petworth Road, Witley

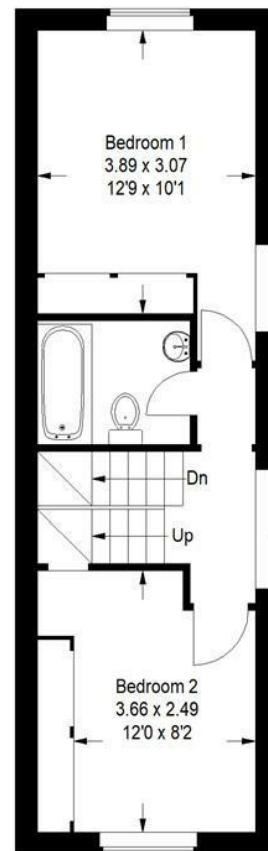
Approximate Gross Internal Area
Ground Floor = 58.9 sq m / 635 sq ft
(Including Garage)
First Floor = 32.5 sq m / 350 sq ft
Second Floor = 11.1 sq m / 120 sq ft
Total = 102.5 sq m / 1105 sq ft



Ground Floor



Second Floor



First Floor

ZOOPLA



**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.