



25 Chichester Close

Witley Surrey GU8 5PA

Asking Price: £425,000 Freehold



- Entrance Hall
- Cloakroom
- Dual Aspect
Sitting/Dining Room
- Extended Kitchen
- Three Bedrooms
- Re Fitted Bathroom
- Double Glazing
- Gas Central Heating
- Secluded Garden
- Garage In Block



An attractive Georgian style terraced family house benefiting from a single storey extension greatly improving the kitchen and creating a downstairs cloakroom. The house also includes a delightful dual aspect sitting/dining room, three bedrooms and a refitted bathroom as well as a secluded garden and a garage in nearby block. The house has double glazing and gas central heating and occupies a great location set at the end of a small cul de sac within easy reach of the village centre with its excellent local amenities, popular schools, bus routes and station and only a short distance from much common and heathland.









Main Line Station – 1.4 miles (Waterloo approx. 55 mins)

Village Centre – 0.5 miles Godalming – 3.2 miles

Infant School – 0.7 miles Junior School – 0.3 miles

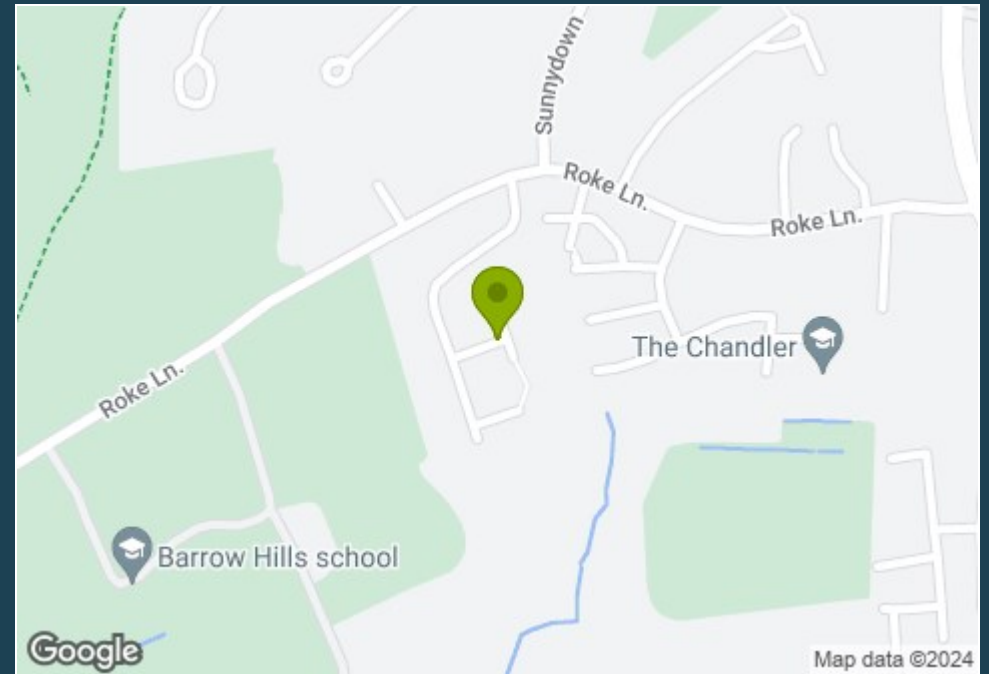
Secondary School – 0.9 miles

Doctors – 0.4 miles Dentist – 0.3 miles

A3 – 2.2 miles M25 – 16.8 miles M3 – 17 miles

Council Tax Band – D Payable – £2364.73 (2024/25)

EPC Rating – C



Directions: Proceed out of Godalming in a southerly direction on the A3100 towards Milford and on reaching Milford 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 on to the A283 Petworth Road continuing towards Witley village. Turn right into Wheeler Lane immediately after The Star Public House and take the second turning on your left hand side into Sunny Hill. Continue along Sunny Hill bearing sharply round to the right into Roke Lane and then first left into Chichester Close.



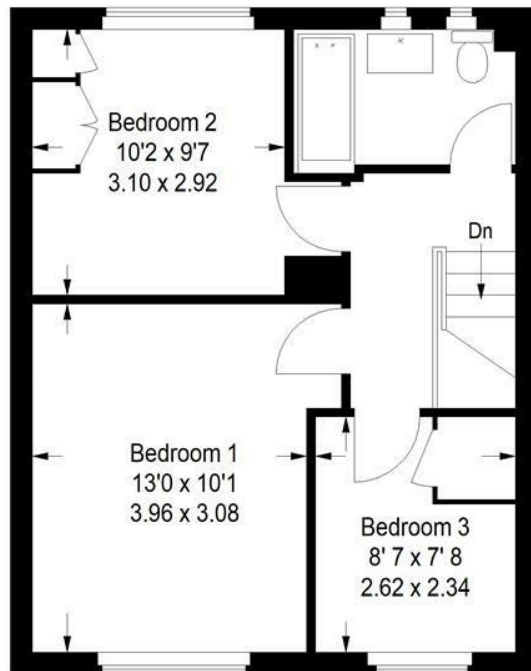
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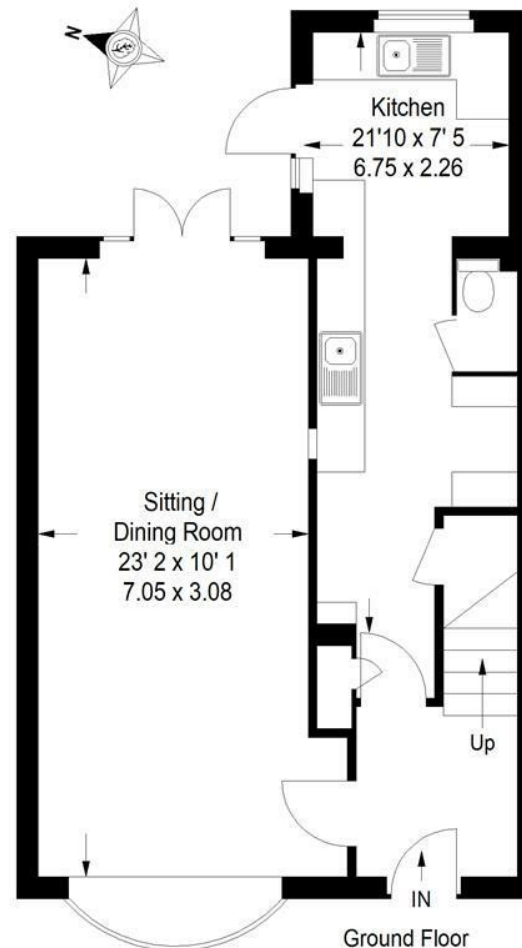
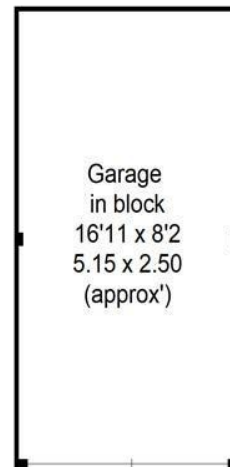
Chichester Close, Witley



First Floor

**APPROX. GROSS
INTERNAL FLOOR AREA :**
(excluding garage)
800 SQFT / 74 SQM

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.



Ground Floor

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.