



Lake View Petworth Road

Witley Surrey GU8 5PL

Guide Price: £545,000 Freehold



- Far Reaching Views
- Set Within The Conservation Area
- Entrance Hall
- Delightful Sitting Room
- Bespoke Fitted Kitchen/Dining Room
- Two Double Bedrooms
- Stylish Bathroom with Underfloor Heating
- Double Glazing, Gas Heating & Brand New Boiler
- Wonderful Westerly Facing Garden
- Potential to Extend (STPP)



A beautifully presented two bedroom Victorian Cottage of immense charm and character, occupying a wonderful location set within the conservation area and enjoying far reaching views over the surrounding countryside. The house has been greatly improved by the present owners who have taken care to create a stylish, well planned home that has a wealth of features. The new kitchen presents solid wood bespoke cabinets, a built in pantry/larder cupboard, with quartz worktops and a Smeg range cooker. The sitting room features built in cabinets with dimmable LED lighting. Upstairs the property benefits from two double bedrooms, a landing with space to work from home and the newly fitted bathroom has a marble counter top sink with underfloor heating and a shower/bath. The house benefits from antique brass wall lights throughout, as well as parquet flooring in the kitchen and hallway.

Outside there is a large and attractively arranged rear garden that enjoys a sunny westerly aspect. The property is walking distance of the village centre with its local shops, facilities, popular schools, playground, bus routes and station. There is scope to extend the property to include a further bedroom and off-street parking - subject to the usual planning permissions.











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 b Heathrow – 32 miles

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

EPC Rating – E

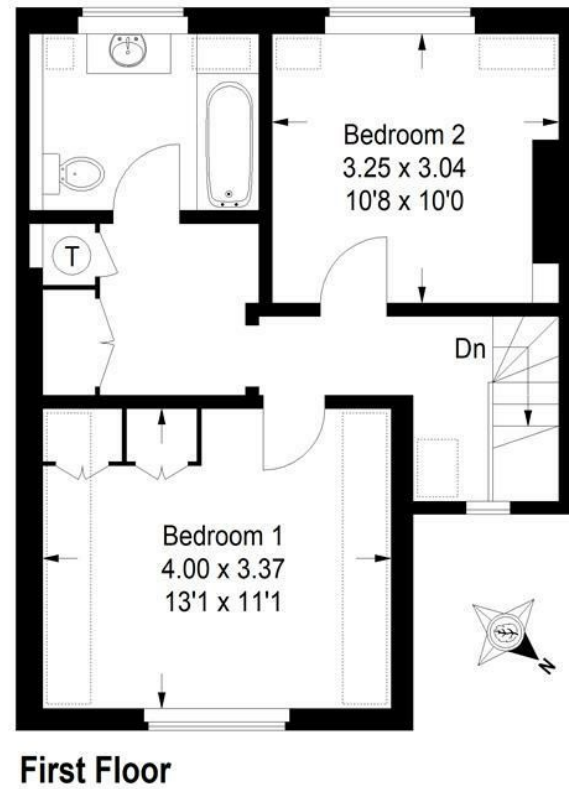
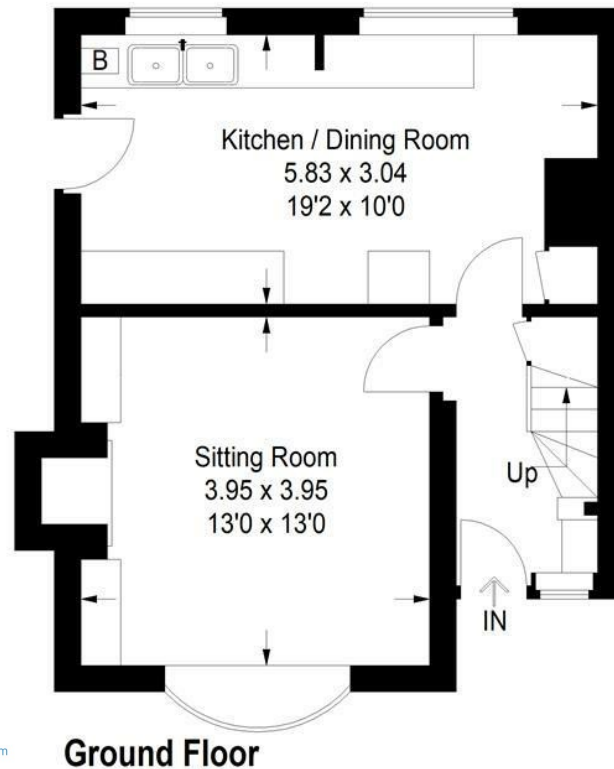



Directions: Leave Godalming in a southerly direction on the A3100 towards Milford. On entering Milford village turn left at the first mini roundabout into Church Road and at the next roundabout take the first exit again, this time onto the Petworth Road. Continue into the centre of Witley village passing the White Hart public house on your left and the turning to Church Lane on your right. Lake View will be found a little way along on the left set up off the road. NB It is recommended that prospective purchasers park in Church Lane and walk on the pedestrian pathway to the cottage.



Petworth Road, Witley

Approximate Gross Internal Area
Ground Floor = 40.2 sq m / 433 sq ft
First Floor (Including Reduced Headroom)
40.7 sq m / 438 sq ft
Total = 80.9 sq m / 871 sq ft



 = Reduced headroom below 1.5 m / 5'0

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.

ZOOPLA



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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.