

43 Middlemarch

Witley GU8 5NL

Asking Price: £350,000 Freehold

Emery& Orchard
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- Entrance Hall & Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Two Double Bedrooms
- Bathroom
- Separate 1st Floor W.C.
- Double Glazing
- Westerly Facing Garden
- Potential to Extend (STPP)
- No Onward Chain



A bright and well planned end of terraced house with scope for some updating and potential for extension, subject to necessary consents. The accommodation includes an entrance hall, downstairs cloakroom, sitting room and good size kitchen/dining together with two double bedrooms, bathroom and separate cloakroom on the first floor. The property benefits from double glazing and westerly facing rear garden. 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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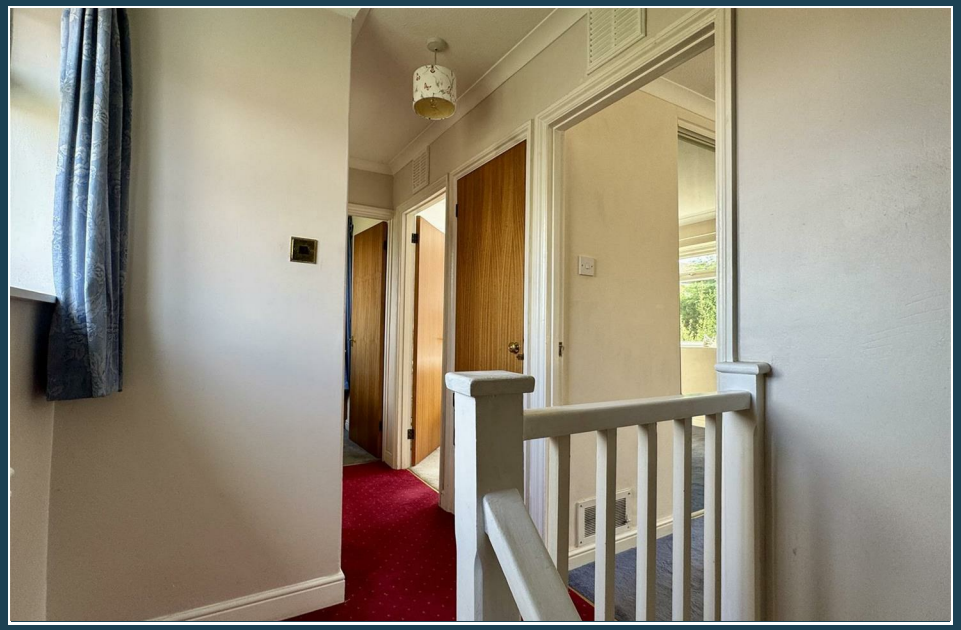














Milford Station – 1.4 mile (Waterloo appx. 50 mins)

Witley Village Centre – 0.3 mile Godalming – 3.4 miles

Infant School – 0.6 mile Junior School - 300ft

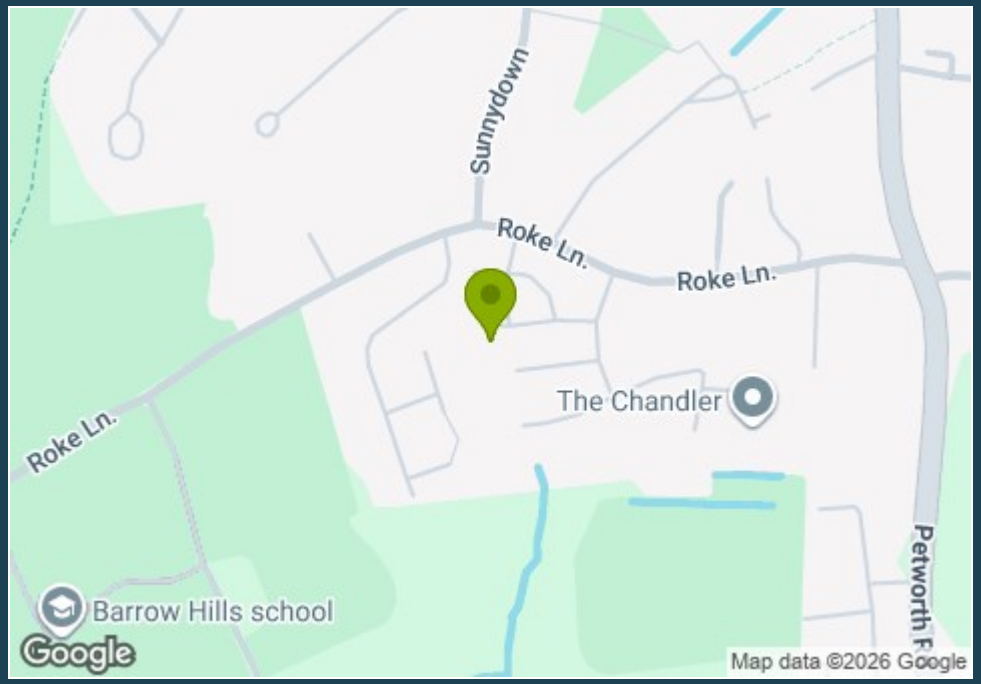
Secondary School – 0.9 miles

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)





Directions: BOX420 M2 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. Continue along Roke Lane and Middlemarch will be found as the second turning on your left hand side.

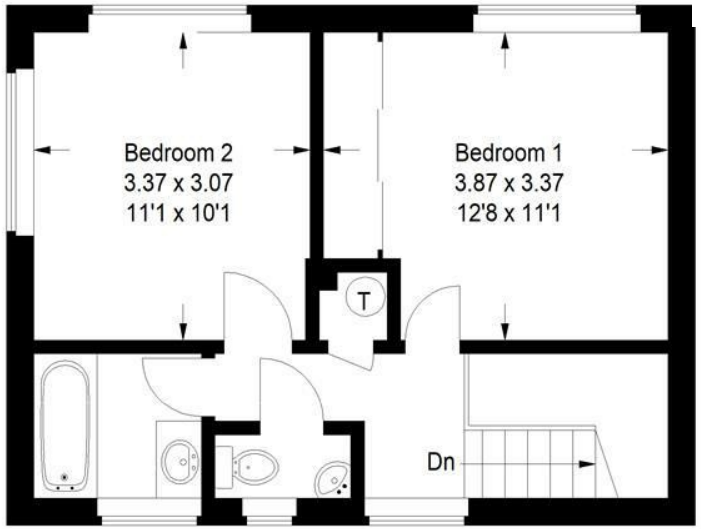
rightmove

ZOOPLA

Middlemarch

Approximate Gross Internal Area
Ground Floor = 36.5 sq m / 393 sq ft
First Floor = 36 sq m / 387 sq ft
Garden Store / External Cupboard
= 5.7 sq m / 61 sq ft
Total = 78.2 sq m / 841 sq ft

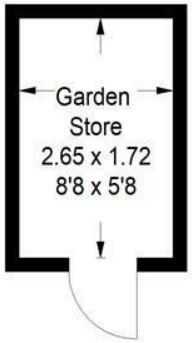




First Floor



Ground Floor



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.

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The Property Ombudsman

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.