



2 Rosemount Cottage Church Lane

Witley Godalming GU8 5PW

Asking Price: £425,000 Freehold



- No Onward Chain & Potential to Improve
- Hidden Away being Accessed Via a Private Pathway
- Easy Reach of Surrounding Countryside
- Sitting Room
- Dining Room
- Kitchen
- Two Bedroom Plus Dressing Room/Study
- Shower Room
- Electric Storage Heating
- Large Secluded Gardens



A delightful two/three bedroom character cottage with many original period features occupying a unique tucked away setting in the conservation area of Witley accessed via a private pathway. The cottage benefits from a large secluded garden and is conveniently located within walking distance of open countryside, local pub and cricket green. Witley main line station is also within easy reach providing a regular service to London Waterloo.







Witley 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

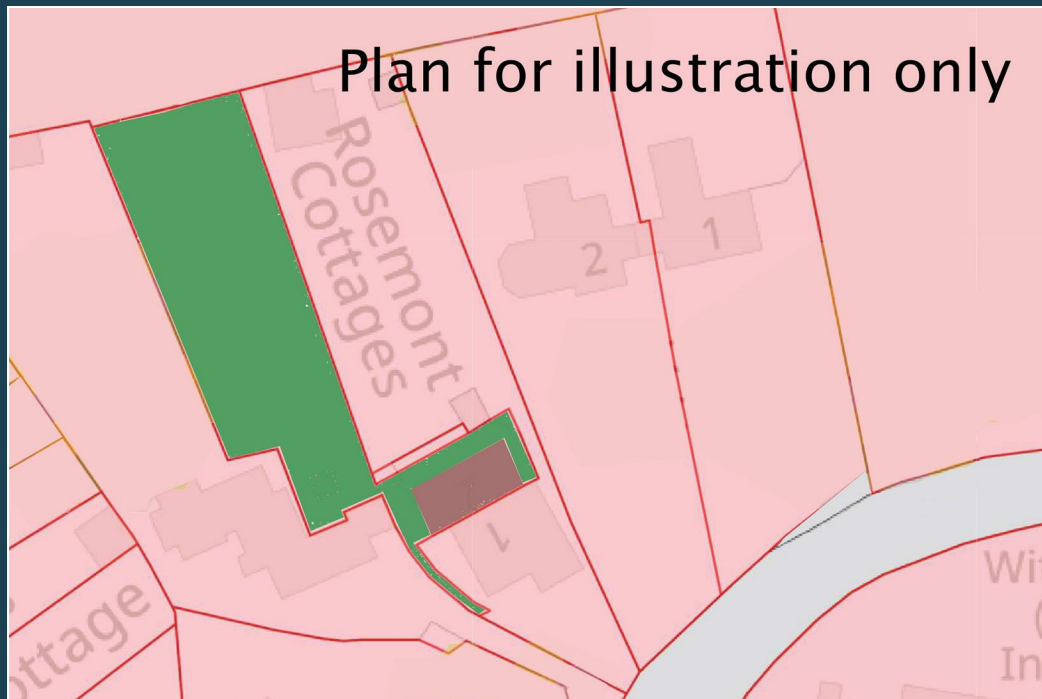
Doctors – 0.8 miles Dentist – 0.5 miles

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

Gatwick – 31.5 miles Heathrow – 32 miles

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

EPC Rating – F



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 to Witley village. Continue through the village and turn right immediately opposite the White Hart Public house into Church Lane. Continue past the school and the cottage will then be found after a short distance on your right hand side.



Church Lane Witley,

Approximate Gross Internal Area = 72.9 sq m / 785 sq ft
 Store = 0.7 sq m / 8 sq ft
 Total = 73.6 sq m / 793 sq ft

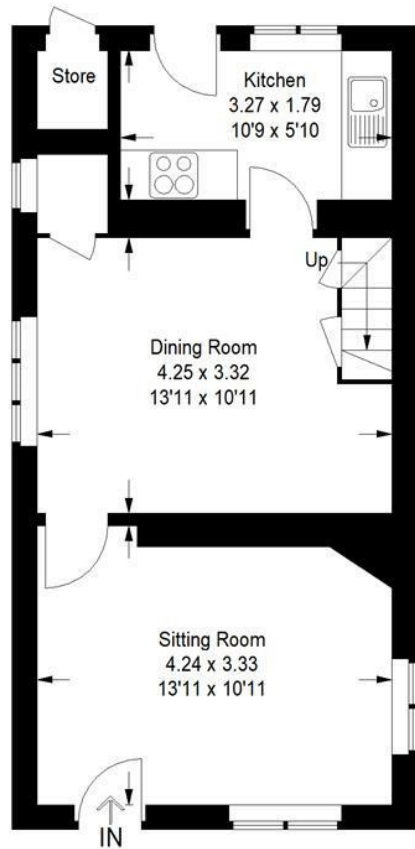


Emery & Orchard
 ESTATE AGENTS

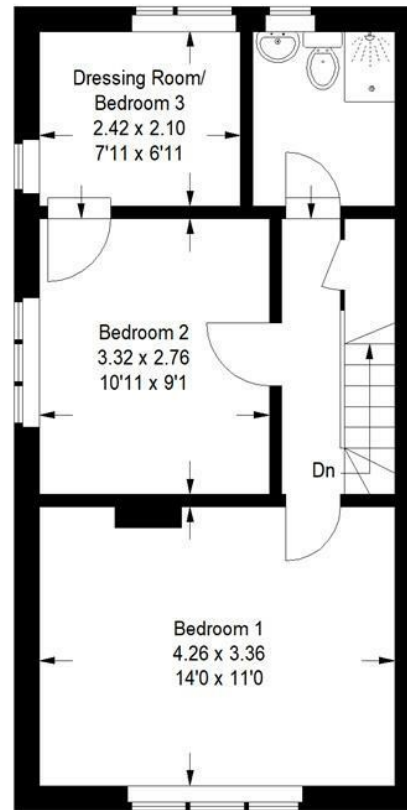
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Ground Floor



First 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.

