



Oak Trees Wheeler Lane
Witley Surrey GU8 5QT
Guide Price: £585,000 Freehold

- Entrance Porch & Hall Way
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Bathroom
- Driveway
- Garage
- Attractive Front & Rear Gardens
- Potential to Improve/Extend (STPP)
- No Onward Chain

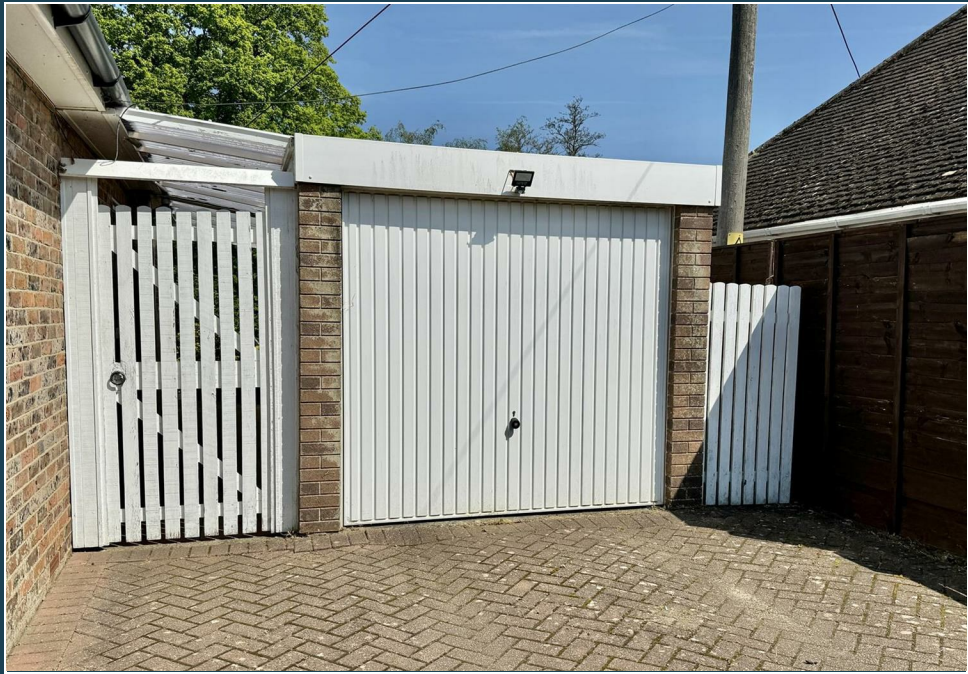


A detached bungalow offering great potential to update and extend, subject to planning permission, set in attractive gardens and enjoying delightful wooded outlook. The property occupies a great location near to the village centre with its excellent facilities, popular schools, bus routes and station as well as being close to much common and heathland.









Main Line Station – 1.2 miles

Village Centre – 0.3 miles Godalming – 3.0 miles

Infant School – 0.8 miles Junior School – 0.4 miles

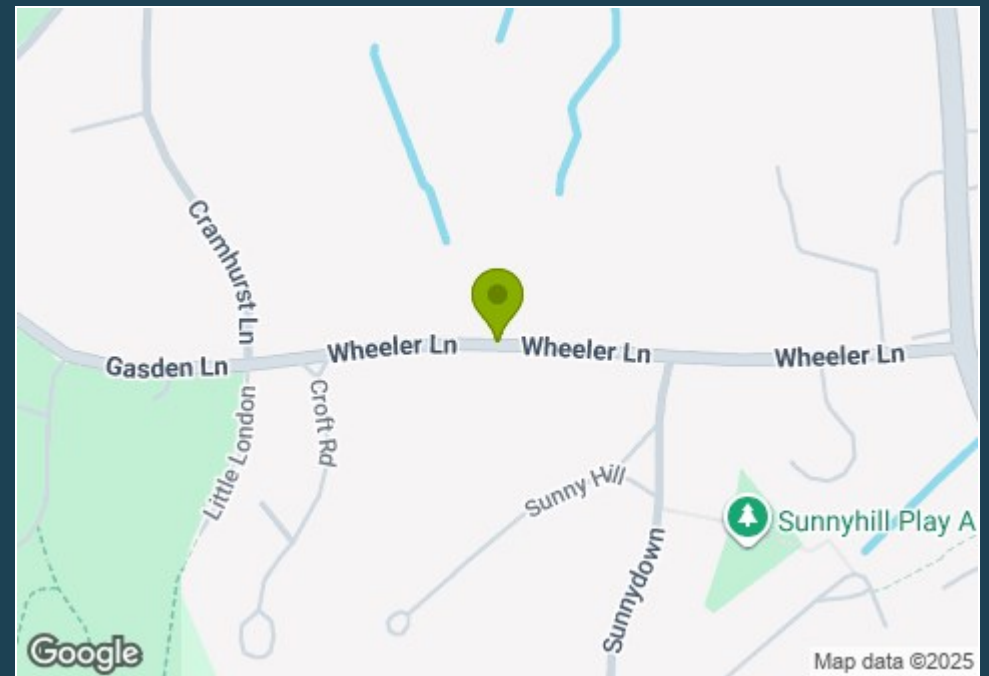
Secondary School – 0.7 miles

Doctors – 0.1 miles Dentist – 0.4 miles

A3 – 2 miles M25 – 16.3 miles M3 – 15 miles

Council Tax Band - E Payable - £2,890.22p (2024/25)

Energy Efficiency Rating - E



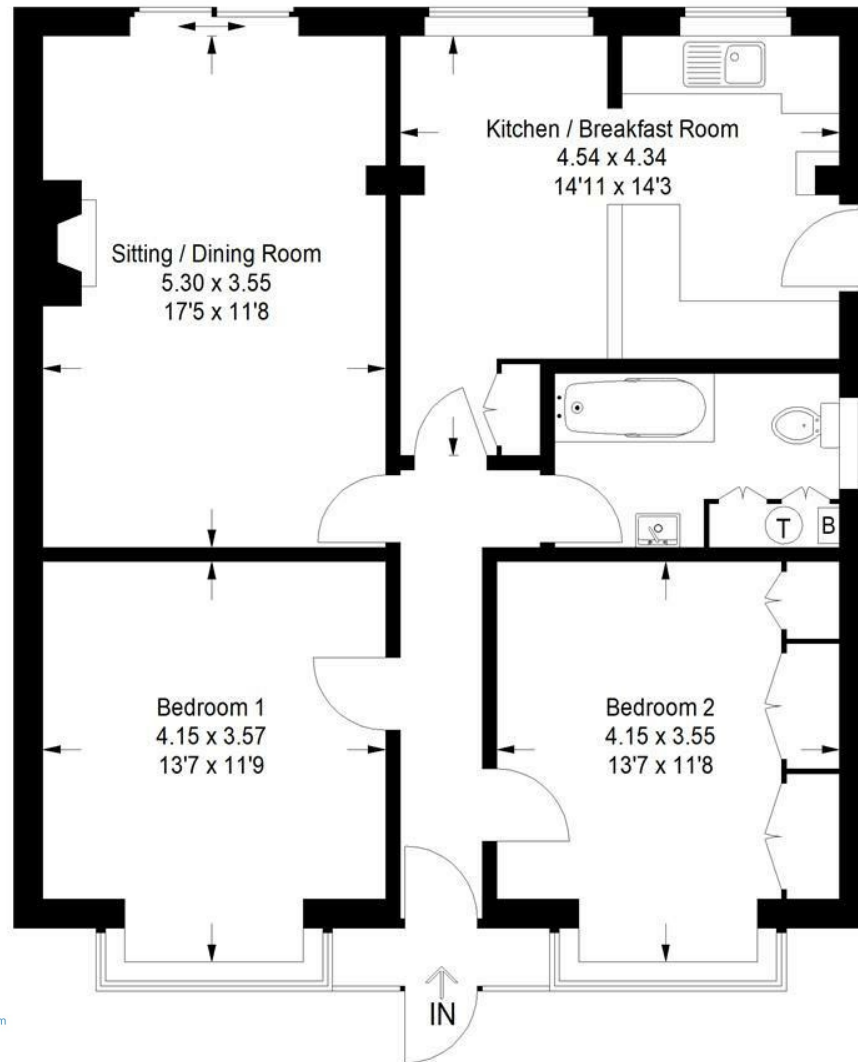
Directions: BOX 408 - O2 Leave Godalming in a southerly direction on the A3100 to Milford and on reaching Milford village take the first exit left at the mini roundabout into Church Road. Continue to the next roundabout and take the first exit again, this time on the A283 Petworth Road. Continue along the Petworth Road and just as you enter the village turn right into Wheeler Lane, immediately after the Star Public House on your right hand side. Continue along Wheeler Lane and Oak Trees will be found on your right hand side a short distance along from the turning to Sunny Hill.

Approximate Gross Internal Area

79.2 sq m / 852 sq ft

Garage = 12.9 sq m / 139 sq ft

Total = 92.1 sq m / 991 sq ft



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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.