



21 Chichester Close

Witley GU8 5PA

Asking Price: £465,000 Freehold



- Small Residential Cul-De-Sac
- Easy Reach of Village Centre & Main Line Station
- Useful Garden Room/Home Office
- 23ft Living Room
- Family/Dining Room
- Kitchen
- Four Bedrooms
- En-Suite Bathroom & Shower Room
- Gas Heating & Double Glazed Windows
- Garage in Separate Block



An attractive recently refurbished Georgian style four bedroom terraced family house benefiting from a single storey extension & loft conversion. The house now offers spacious and adaptable accommodation ideally suited to family life and occupies a great location set at the end of a small cul de sac. The village centre is within easy reach and offers good local amenities including a popular Junior school, bus routes and main line station.







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)

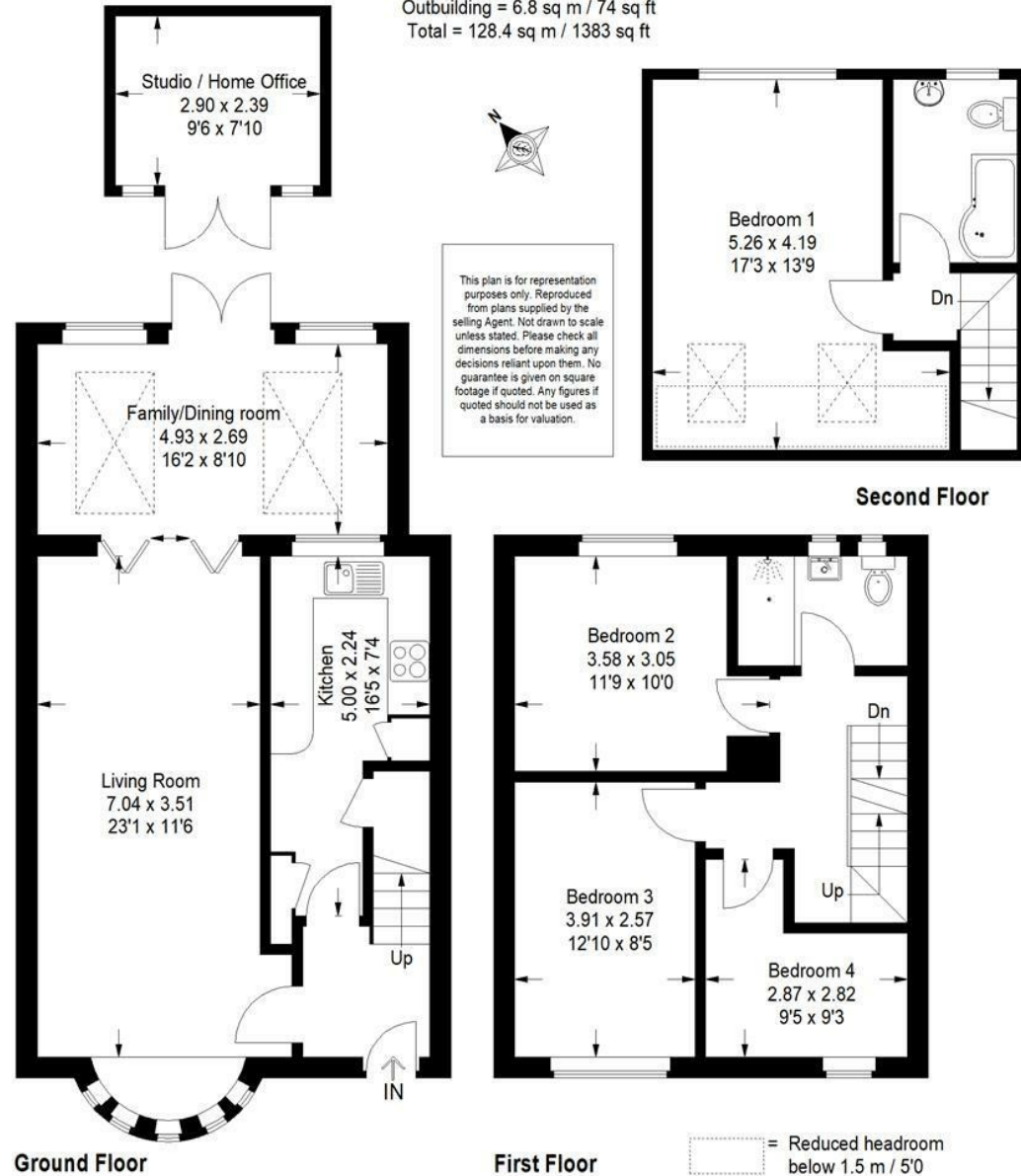
EPC Rating – C



Directions: BOX 416 - C1 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.



Approximate Gross Internal Area = 121.6 sq m / 1309 sq ft
 Outbuilding = 6.8 sq m / 74 sq ft
 Total = 128.4 sq m / 1383 sq ft



Emery & Orchard
 ESTATE AGENTS

01483 419 300

20 High Street
 Godalming
 Surrey
 GU7 1EB

email:office@emery-orchard.co.uk

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.