



- 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 GlazedWindows
- 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 and 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

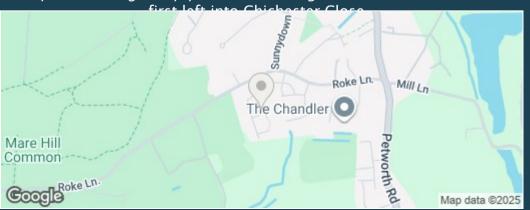
Council Tax Band - D Payable - £2364.73 (2024/25)

EPC Rating - C





Directions: 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



## **Chichester Cose, Witley** rightmove 🗅 ZOOPLO 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 Studio / Home Office 2.90 x 2.39 9'6 x 7'10 Bedroom 1 5.26 x 4.19 17'3 x 13'9 This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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 guoted. Any figures if quoted should not be used as Family/Dining room a basis for valuation. 4.93 x 2.69 16'2 x 8'10 Second Floor Kitchen .00 x 2.24 16'5 x 7'4 Bedroom 2 3.58 x 3.05 11'9 x 10'0 Dn Living Room 7.04 x 3.51 23'1 x 11'6



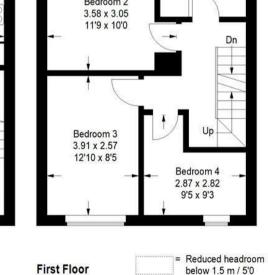
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A member of on The Market.com

**Ground Floor** 



PrimeLocation.com

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.





