



2 Chester Villas Petworth Road

Witley Surrey GU8 5LY

Asking Price: £299,500 Leasehold - Share of Freehold





- No Onward Chain
- Central Village Location
- Own Private Entrance
- Delightful Living Room With Fireplace
- Stylish Fitted Kitchen With Appliances
- Two Bedrooms
- Fabulous Bathroom
- Westerly Facing Garden
- Parking Space
- 987 Year Lease & Share Of Freehold



A stylish two bedroom first floor apartment with its own private entrance, private westerly facing garden and off road parking space, located in the village centre. The property has a wealth of character features and provides well planned accommodation that includes a delightful living room with fireplace, fitted kitchen, two bedrooms and a fabulous bathroom. The property is located 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 much common and heathland.







Main Line Station – 1.1 miles (Waterloo approx. 55 mins)

Village Centre – 50 meters Godalming – 3 miles

Infant School – 0.5 miles Junior School – 0.3 miles

Secondary School – 0.5 miles

Doctors – 0.2 miles Dentist – 0.1 miles

A3 – 2 miles M25 – 16 miles M3 – 16 miles

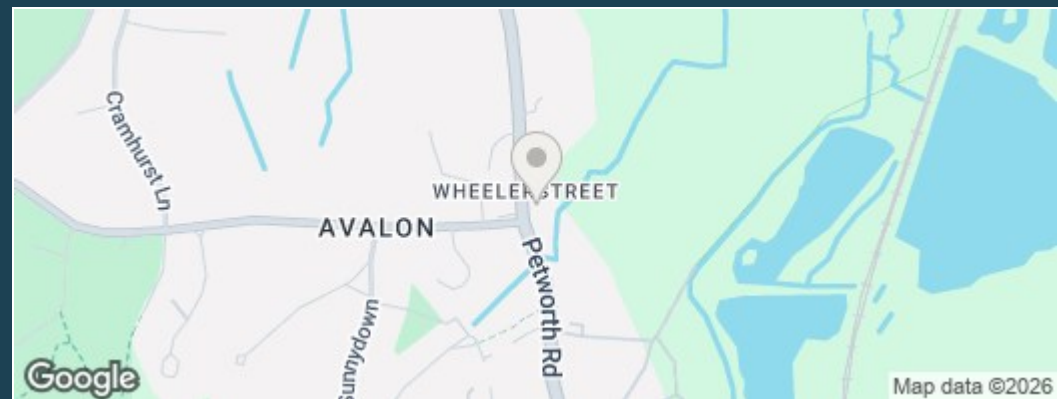
Council Tax Band – B Payable – £1927.23p (2025/26) EPC Rating – D

Leasehold – 999 years from Oct 2014 + Share Of Freehold

Service Charge – Shared Ground Rent – £ Nil



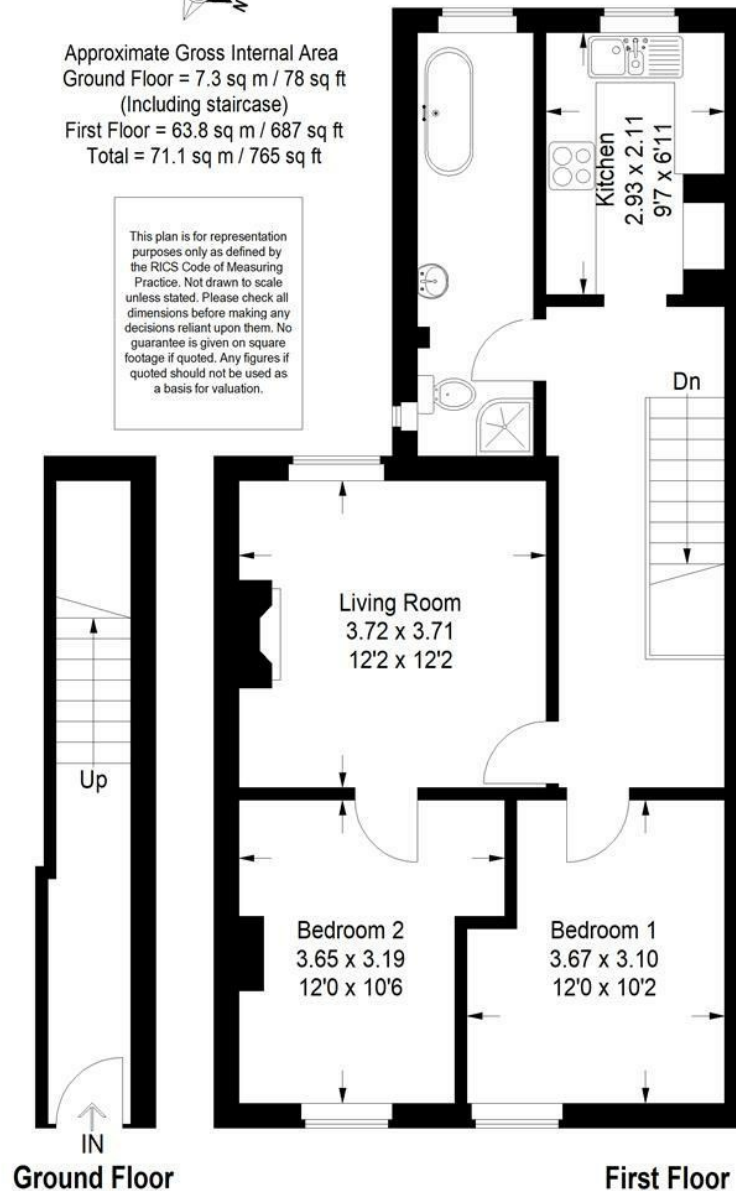
Directions: Leave Godalming in a southerly direction on the A3100 to Milford and on entering Milford Village take the first exit left at the mini roundabout into Church Road. Continue to the next roundabout and take the first exit again, this time on the A283/Petworth Road. Continue along the Petworth Road for approximately one mile and as you enter the centre of Witley Village 2 Chester Villas will be found immediately after the Witley Village Store on your right hand side.





Approximate Gross Internal Area
Ground Floor = 7.3 sq m / 78 sq ft
(Including staircase)
First Floor = 63.8 sq m / 687 sq ft
Total = 71.1 sq m / 765 sq ft

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.



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.

