



17 Middlemarch

Witley Godalming Surrey GU8 5NJ
Guide Price: £575,000 Freehold





- Established Residential Area
- Cul-De-Sac-Location
- Easy Reach of Local Schools
- 21ft Double Aspect Sitting Room
- Kitchen & Dining Room
- Utility Room & Cloakroom
- Four Bedrooms & Two Bathrooms (One En-Suite)
- Double Glazed Windows
- Off Road Parking
- Large Secluded Garden



A detached four bedroom family home with large garden providing bright, spacious and adaptable accommodation. The house which provides potential for further extension (STPP) is set in a small cul-de-sac close to the centre of the village and within easy reach of local amenities including schools to suit all age groups.







Milford Main Line Station – 1.4 mile (Waterloo approx. 50 mins)

Witley Village Centre – 1 mile Godalming – 3.4 miles

Infant School – 0.6 mile Junior School - 300ft

Secondary School – 0.9 miles

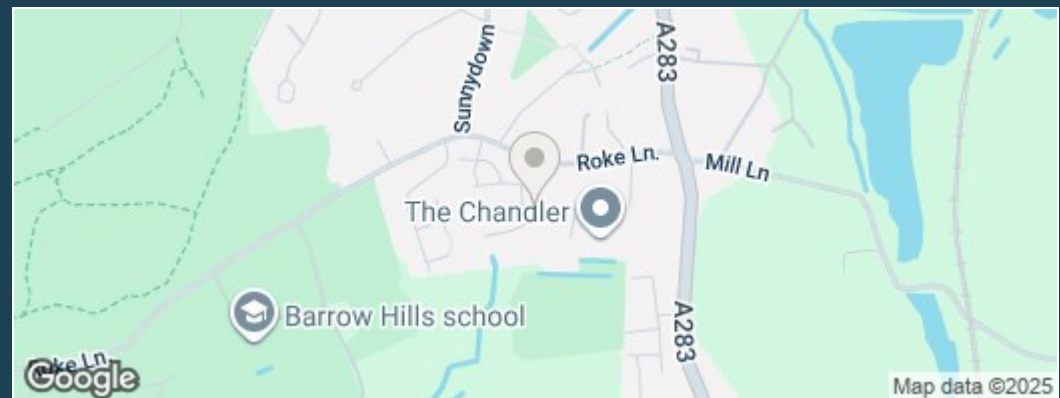
A3 – 1.8 miles M25 – 17 miles

Energy Efficiency Rating - TBC

Council Tax Band C – Payable £2202.55 (2025)



Directions: BOX 408 - M4 Proceed out of Godalming in a southerly direction towards Milford. On entering Milford village bear left at the mini roundabout into Church Road. At the next roundabout take the first exit on to the B283 Petworth Road and continue into the village of Witley passing Wheeler Lane on your right hand side. Take the next turning right into Roke Lane and Middlemarch will then be found after a short distance on the left hand side.

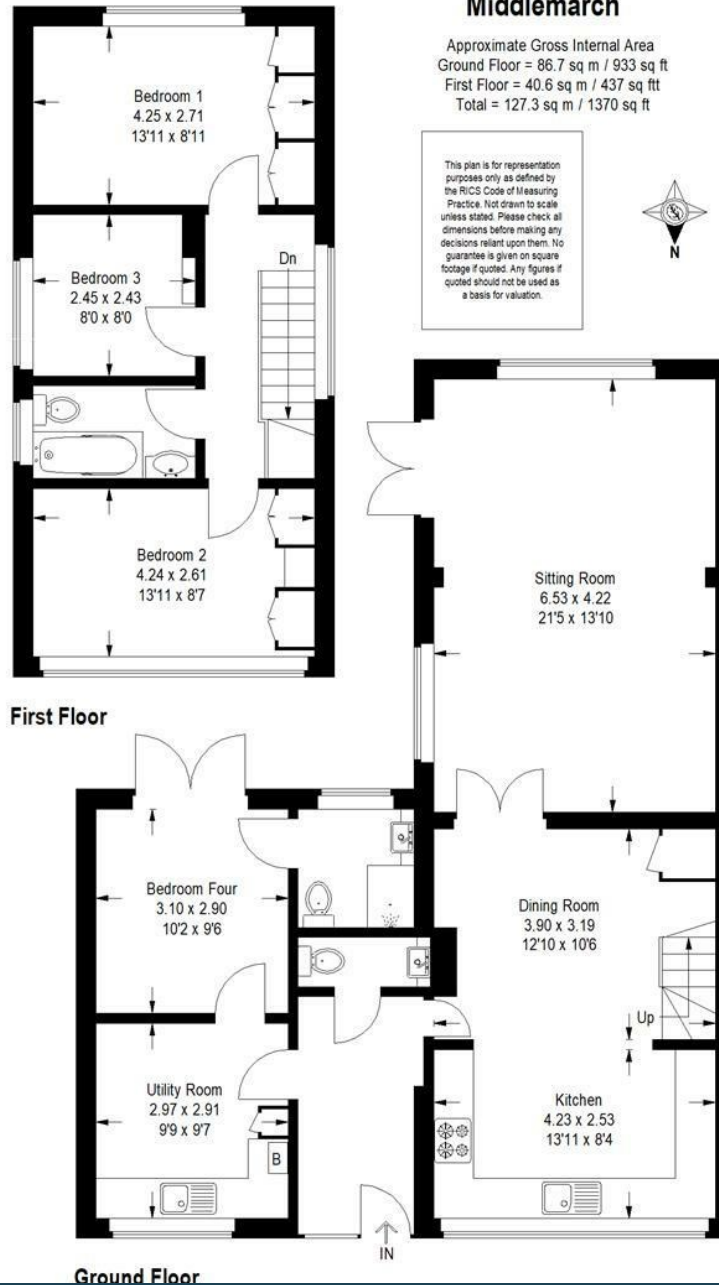


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ZOOPLA

Approximate Gross Internal Area
Ground Floor = 86.7 sq m / 933 sq ft
First Floor = 40.6 sq m / 437 sq ft
Total = 127.3 sq m / 1370 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.



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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.

