



'Old Barn Cottage', Church Lane, Witley, Godalming, Surrey, GU8 5PW

'OLD BARN COTTAGE', CHURCH LANE, WITLEY, GODALMING, SURREY, GU8 5PW

Dating back to the early 17th Century, this delightful Grade II listed detached character home has accommodation arranged over three floors and is well appointed throughout. There is a spacious detached barn with vaulted ceilings and exposed timber beams that is believed to have once been used as a forge and more recently a workshop, store and studio; these outbuildings alongside two single garages offer huge potential to convert into a fully useable space with ancillary accommodation. This 'Building of Historic Interest' would allow the incoming owner to sympathetically update and modernise, which would enhance the original period features that is to be expected from a home of its era such as exposed bricks and timber beams, working open fireplaces and leaded windows. The property enjoys a peaceful setting in the heart of Witley village, close to the Anglo Saxon church, local schools and railway stations at Witley and Milford.

Accommodation comprises: entrance porch; entrance hall; L-shaped sitting room featuring exposed brick Inglenook fireplace and under stair storage cupboard; downstairs cloakroom; kitchen fitted with a traditional range of wood wall and base units with laminate worktops, integrated appliances including Neff oven, electric hob with extractor fan above, door opening to rear garden and patio; dining room with exposed brick open fireplace and original bread oven featured in the wall; family room/bedroom three with built-in cupboard. Upstairs, on the first floor there are two double bedrooms and a bathroom comprising bath with shower above, basin, W.C and part-tiled walls. A further attic room/bedroom four built into the roof space features eaves with storage potential.

To the front of the property, there is driveway parking for a number of vehicles. The house is complimented by an attractive cottage garden, mostly laid to lawn with brick terrace, well stocked shrub/flower borders and mature hedgrows giving a good degree of seclusion and privacy.

- ATTRACTIVE DETACHED HISTORIC HOME
- ABUNDANCE OF CHARACTER FEATURES THROUGHOUT
- DETACHED OUTBUILDINGS & GARAGING
- POTENTIAL TO UPDATE AND CONVERT OUTBUILDINGS
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- GRADE II LISTED PROPERTY - BUILDING OF HISTORIC INTEREST
- THREE/FOUR BEDROOMS & TWO/THREE RECEPTION ROOMS
- DELIGHTFUL & ESTABLISHED COTTAGE GARDEN
- HIGHLY-REGARDED SEMI-RURAL VILLAGE LOCATION
- NEARBY TO BOTH GODALMING & HASLEMERE

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Local Authority: Waverley Borough Council | Tax Band: G

Services: All mains services connected









SITUATION

The property enjoys a highly regarded setting in the heart of the village of Witley with a convenience store incorporating a Post Office, two local pubs, The White Hart and The Star, train stations at Milford and Witley (on the Portsmouth Direct Line to London Waterloo) and nearby to highly-regarded schools including Witley CoE Infant Primary School and The Chandler CoE Junior School, Barrow Hills Prep and King Edwards. The large towns of Godalming and Haslemere are approximately four and five miles away respectively. Nearby, Godalming is a historic market town in south-west Surrey, situated on the River Wey and surrounded by beautiful countryside; it has a great sense of community and widely considered to be a very desirable place to live. One of its distinguishing landscape features is the large central water meadow area known as the Lammas Lands, there are five

conservation areas in and around the town and more than 350 listed historic buildings. Godalming still retains a high street market every Friday with monthly farmers markets through the Spring/Summer, the occasional visiting French and Italian markets and an annual Godalming Food Festival. The town offers a great selection of restaurants, pubs and cafes plus independent and national retailers amongst its attractive streets. Being on the route from London to Portsmouth, the town is close to the A3 with regular rail services to London Waterloo in approx. 45 minutes. Sporting and recreational facilities are well catered for plus a number of golf courses nearby.



DIRECTIONS

SAT NAV REF: (Post Code: GU8 5PW)

25th June 2021

Church Lane, Witley, Godalming, GU8

Approximate Area = 1388 sq ft / 128.9 sq m

Limited Use Area(s) = 86 sq ft / 7.9 sq m

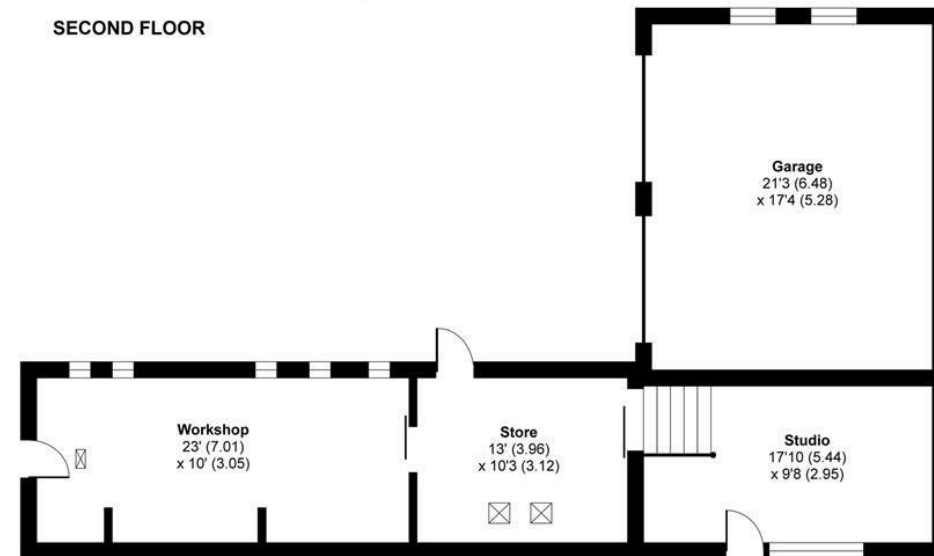
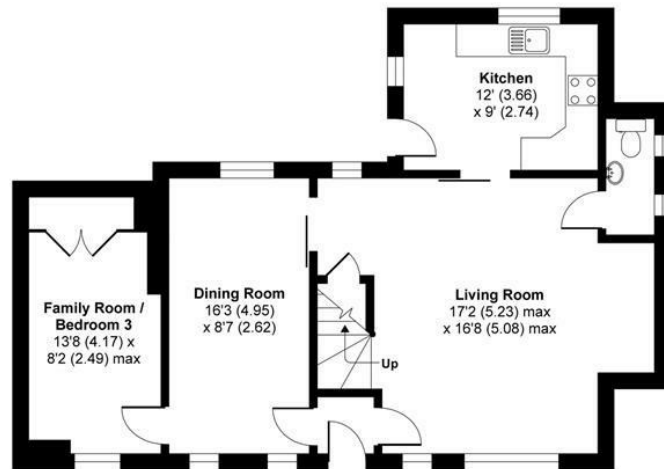
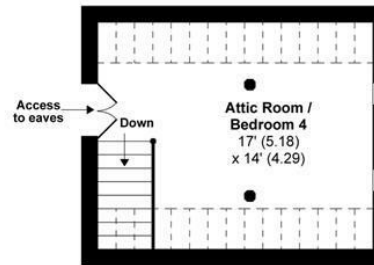
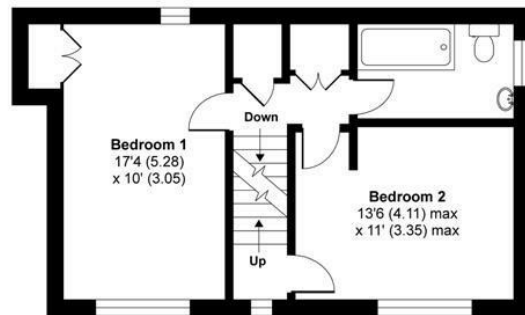
Garage = 369 sq ft / 34.2 sq m

Outbuilding = 555 sq ft / 51.5 sq m

Total = 2398 sq ft / 222.7 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checom 2021. Produced for Clarke Gammon. REF: 736478

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

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