



**Cobbers, Wheeler Lane, Witley, Godalming, Surrey GU8 5QU**  
**Freehold**

CLARKE  GAMMON



**COBBERS WHEELER LANE WITLEY  
GODALMING SURREY GU8 5QU**

Delightful character cottage	Dating from the 1600's
Sitting/dining room with inglenook fireplace	Kitchen/breakfast room
Ground floor bathroom	3 first floor bedrooms
First floor shower room	South facing rear garden
Off street parking	Gas central heating



**A delightful period semi-detached cottage oozing in character and charm with off street parking and a sunny south facing rear garden,**

**THE PROPERTY**

Cobbers is attached to what was many years ago the village bakery and is a classical period beamed cottage dating from the 1600's with its own individual charm. Exposed beams are a particular feature in most walls and ceilings and there is an impressive inglenook fireplace in the sitting/dining room. To the rear of the cottage is a deceptively spacious kitchen/breakfast room with plenty of worktop space and kitchen units with a door leading to the beautifully maintained south facing rear garden. Also on the ground floor is the main bathroom with a corner bath.

On the first floor is bedroom 1 which is double aspect, with built in wardrobes with 2 single bedrooms having a rear aspect, all complemented by a shower room with built in wardrobes. The property has gas central heating and attractive leaded light windows.





## THE GROUNDS

Cobbers sits back from Wheeler Lane behind its driveway with parking for 2 cars, a path to the side leads to the rear garden where just a few steps rise up to the main area of garden which has a seating area, meticulously maintained lawn, raised sun deck catching the evening sun and large workshop/garden store.

## SITUATION

Witley village has 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.

GUILDFORD | 8.7 miles

LONDON WATERLOO | approx. 54 minutes by train (from Milford station)

GODALMING | 3.6 miles

HASLEMERE | 6.2 miles

CENTRAL LONDON | 40 miles

HEATHROW AIRPORT | 30 miles

# Wheeler Lane, Witley, Godalming, GU8

Approximate Area = 918 sq ft / 85.2 sq m  
 Outbuilding = 181 sq ft / 16.8 sq m  
 Total = 1099 sq ft / 102 sq m  
 For identification only - Not to scale

## LOCAL AUTHORITY

Waverley

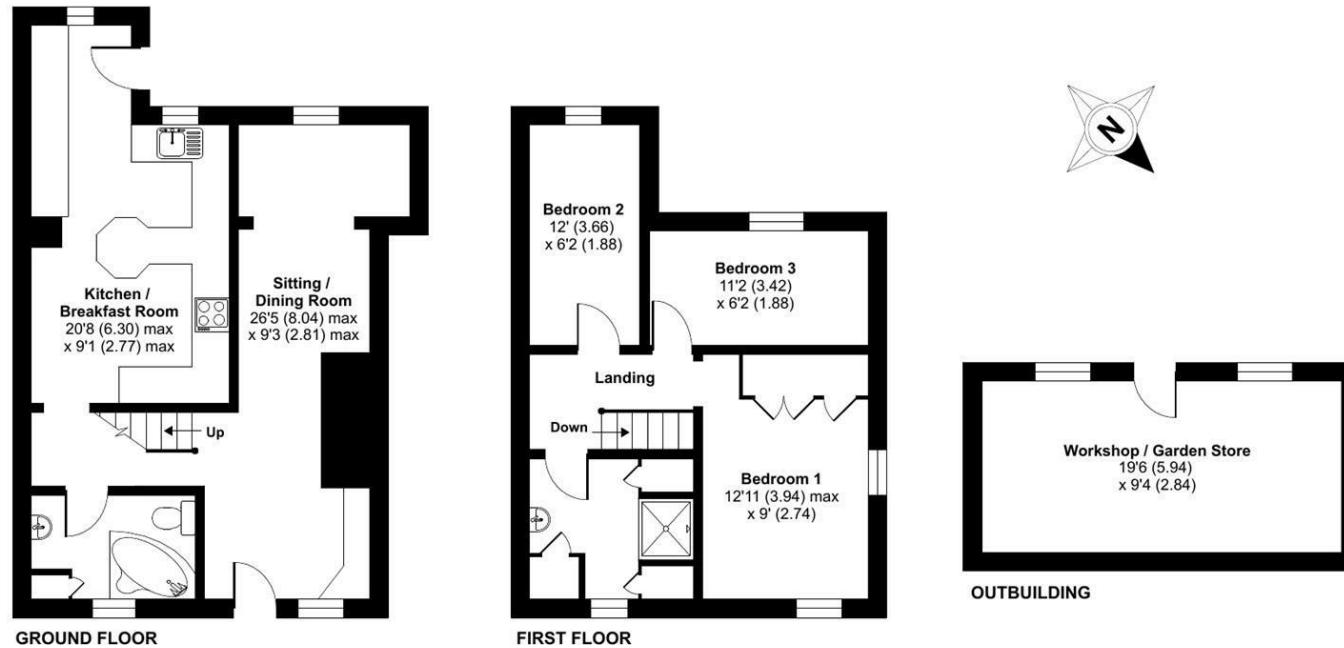
## COUNCIL TAX

Band D

## SERVICES

Mains water, electricity, mains drainage  
 gas central heating

1st May 2025



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°chem 2025. Produced for Clarke Gammon. REF: 1278411

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	35	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## CG HASLEMERE OFFICE

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## 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.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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 T: 01483 880 900

HASLEMERE OFFICE  
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LIPHOOK OFFICE  
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MAYFAIR OFFICE  
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