



**Petworth Road, Godalming,
Guide Price £675,000 Freehold**

CLARKE  GAMMON

LION GATE PLACE PETWORTH ROAD
GODALMING GU8 5QW

Guide Price £675,000

Detached bungalow

Spacious living
accommodation

Kitchen and separate utility
room

Two double bedrooms with
en-suites

Detached double garage

Large private garden

Private driveway and parking
for several cars



**An excellent opportunity to acquire
this detached and very spacious two
double bedroom bungalow with
large private garden and detached
double garage. Available with no
onward chain.**

THE PROPERTY

Type your text here



THE GROUNDS

Type your text here

SITUATION

Entering the property through a private gated drive the detached property comprises a large entrance hallway, two good size double bedrooms both served by en-suites, the master with fitted wardrobes. Continuing along the hallway you will find a separate WC and utility room providing access to the garden. At the rear of the property is a spacious living/dining room and a kitchen both also providing access to the garden.

GUILFORD | X miles
LONDON WATERLOO | x MINUTES BY TRAIN

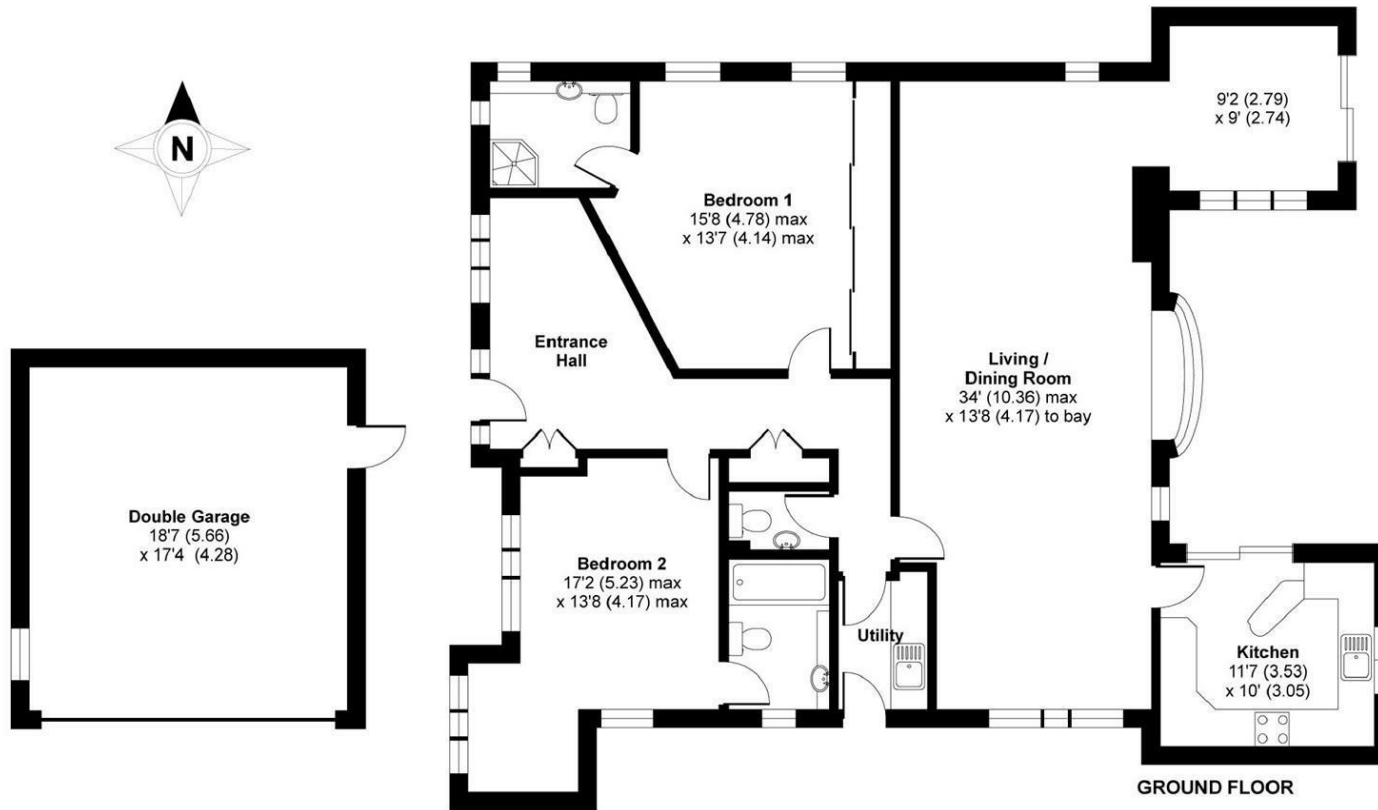
GODALMING | X miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

HASELMERE | 4 miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles

Lion Gate Place, Petworth Road, Witley, Godalming

APPROX. GROSS INTERNAL FLOOR AREA 1779 SQ FT 165.3 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band F

SERVICES

Mains water, electricity, mains drainage
gas central heating

7th July 2025 Custom Code : C VL/EL Property Ref -
5420

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

CG GUILDFORD OFFICE

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DIRECTIONS

Take the A3 out of Guildford and take the A283 exit towards Milford. At the roundabout take the first exit and then follow the road turning left on to Cherry Tree Road. At the roundabout take the second exit on to Petworth Road/A283. Continue on this road for approximately half a mile and the property will be on your left hand side.

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

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

