



Garden Cottage, Haslemere Road, Witley, Godalming, Surrey, GU8 5QA



Garden Cottage

HASLEMERE ROAD, WITLEY, GODALMING, SURREY, GU8 5QA

Garden Cottage is an attractive and substantial detached home offering an excellent balance of family accommodation, entertaining space and versatile ancillary rooms.

The ground floor is arranged around a welcoming entrance hall. The generous sitting room extends to over 21 ft and enjoys a dual aspect to the front and rear, featuring a wood-burning stove. Alongside is the kitchen/breakfast room, which extends to approximately 24'9 and forms the natural heart of the home. The contemporary kitchen is fitted with an extensive range of cabinetry, quartz work surfaces and integrated appliances, together with a substantial central peninsula. There is generous space for dining, with French doors opening directly onto the terrace and garden, creating a particularly appealing setting for both everyday family life and entertaining.

A separate snug provides a more informal reception space, while a utility room and cloakroom add useful practicality. Of particular note is the adjoining office and workshop accommodation. These substantial rooms offer excellent flexibility for home working, hobbies or studio use and provide clear potential to create ancillary or annexe accommodation, subject to any necessary permissions and consents.

On the first floor, the master bedroom is a generous room with fitted storage and an en-suite shower room. Bedroom two also benefits from an en-suite, while there are two further bedrooms and a family bathroom.

Outside, Garden Cottage occupies an attractive plot extending to approximately 0.25 acres. The rear garden is predominantly laid to lawn and enclosed by mature hedging and established trees, creating a pleasing sense of privacy. A broad paved terrace immediately adjoins the house and provides an excellent area for outside dining and entertaining, while a timber summerhouse is positioned towards the rear of the garden.

To the front, a generous driveway provides ample off-street parking and leads to the double garage, which measures approximately 19'9 x 19'8 and offers excellent additional parking and storage in the eaves.

- Attractive and substantial detached family home
- Open plan kitchen/breakfast room opening onto the garden
- Separate snug, utility room and home office
- Double garage, extensive driveway parking and approximately 0.25 acre plot
- Four bedrooms and three bath/shower rooms
- Dual aspect sitting room with wood-burning stove
- Workshop offering excellent flexibility and annexe potential
- EPC: C

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Local Authority: Waverley Borough Council / Tax Band G

Services: All mains services are connected to this property









SITUATION

Garden Cottage is situated on Haslemere Road on the edge of the highly regarded village of Witley, combining easy access to everyday amenities with some of the area's most attractive open countryside.

Witley offers a good range of local facilities including village shops, traditional pubs, a church, local schooling and community amenities, while nearby Milford provides a broader selection of day-to-day services including a small Tesco, cafés, restaurants, a pharmacy, medical facilities and further local shops. The historic market town of Godalming is also within easy reach and offers an excellent range of independent retailers, cafés, restaurants, supermarkets, leisure facilities and schooling, with Guildford beyond providing more extensive shopping, recreational and cultural amenities.

The surrounding countryside is a particular feature of the location, with Witley and Milford Commons close at hand and an extensive network of footpaths, bridleways and woodland walks throughout the wider Surrey Hills.

For commuters, both Witley and Milford railway stations provide regular services towards London Waterloo and Portsmouth, while the nearby A3 offers convenient road access to Guildford, London and the South Coast.



DIRECTIONS

What3Words Location: playful.outer.ringside

An attractive detached family home with generous accommodation, excellent ancillary space and a wonderful 0.25 acre garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

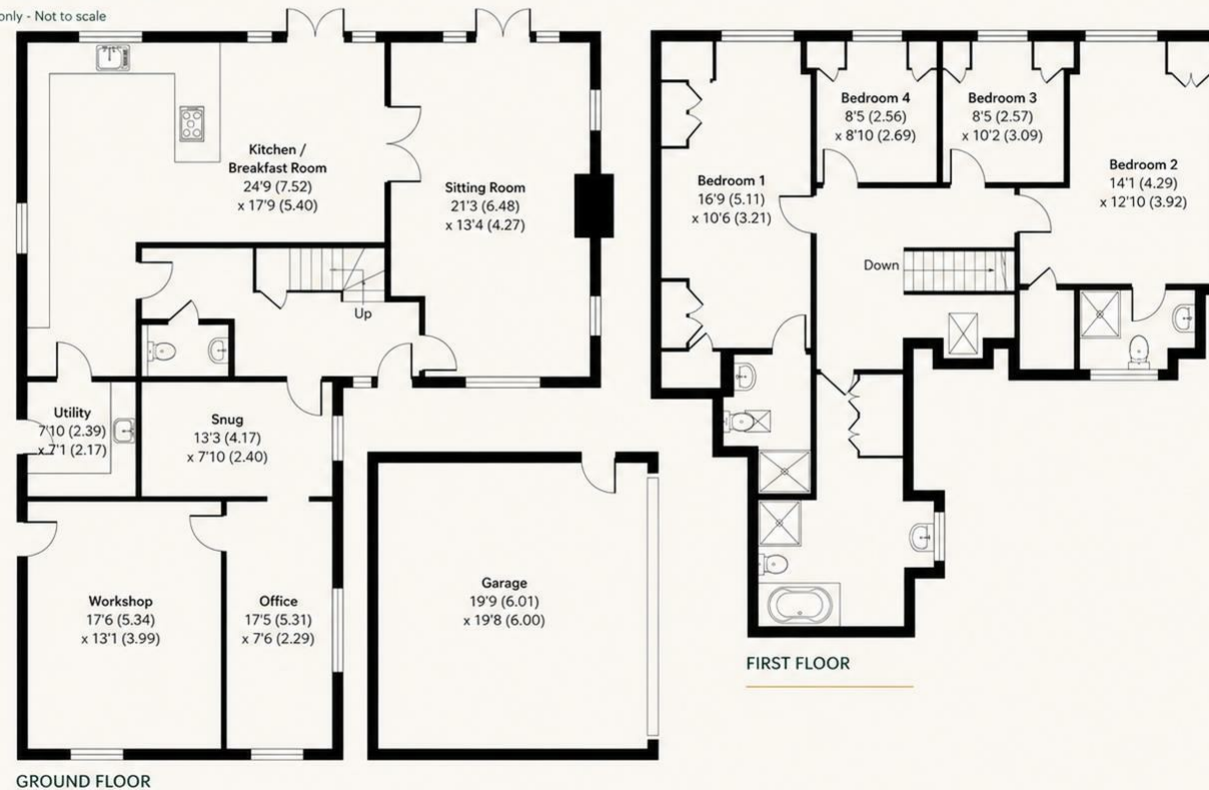
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Approximate Area = 2342 sq ft / 217.5 sq m

Garage = 388 sq ft / 36 sq m

Total = 2730 sq ft / 253.6 sq m

For identification only - Not to scale



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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