



SEYMOURS
Independent Estate Agents

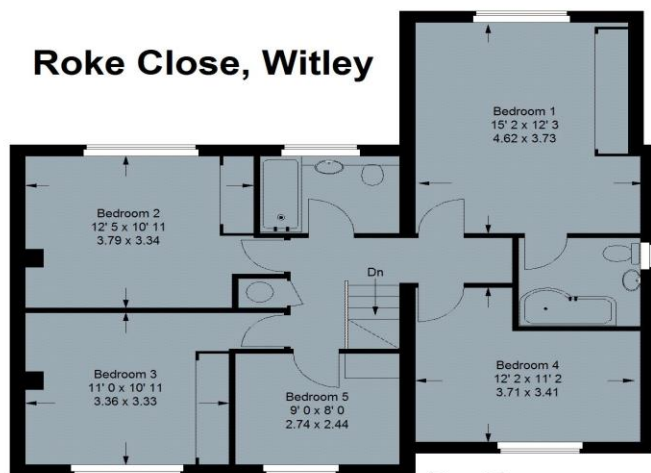


Roke Close, Witley, Surrey. GU8 5NU

Guide Price £675,000

Entrance hall * Sitting room with log burner stove * Kitchen/dining room with two sets of UPVc double opening doors onto the garden * Utility room with shower * Study * Four bedrooms (master bedroom with en-suite bathroom * Further single bedroom * Family bathroom * Off Street Parking * Good sized private rear garden * Cul-de-sac location * Village of Witley * EPC rating D *

Roke Close, Witley



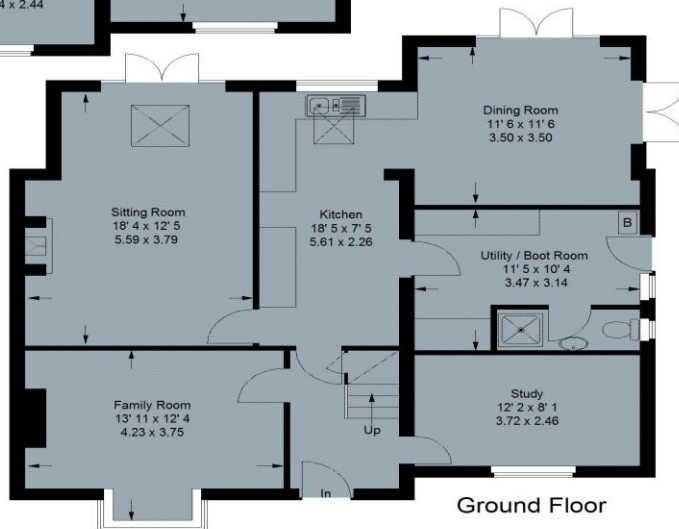
APPROX. GROSS
INTERNAL FLOOR AREA
1790 SQFT / 166 SQM



First Floor



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.



SITUATION The property is situated in Roke Close, a quiet and popular residential cul-de-sac in the centre of Witley. Witley village has two public houses, newsagent, off license and garden nursery. The general area is well served by good road links and railway stations can be found at Wormley (Witley station), Milford and Godalming. The property is ideally situated within walking distance of Chandler Junior School and within easy reach of the sought after Rodborough Secondary School. Other schools serving all areas can be found locally which cater for both the private and public sectors, excellent local amenities can also be found at Milford including the popular Squires Garden Centre and Farm Shop and the A3 Milford Junction is also a convenient distance giving access to central London, the South Coast and both Gatwick and Heathrow airports.

DESCRIPTION A large five bedroom semi detached family home set within the village of Witley. The property offers extremely well proportioned light and airy accommodation and is approached via large front garden and driveway providing off street parking for at least two cars. The front door opens into a large entrance hallway from which the principal reception rooms radiate off. These include a good sized study and separate family room to front. The sitting room (18'4 x 12'5) benefits from oak flooring, feature fireplace with inset log burning stove and double doors leading on to the private rear garden. Further ground floor accommodation comprises open plan kitchen/dining room fitted with a range of oak base and eye level units with freestanding stainless steel range cooker, stainless splash back cover and hood above. Two sets of UPVC double doors lead to the private rear garden. There is a large utility room and downstairs shower room. Stairs from the entrance hall lead to a generous sized landing which provides access to the four large double bedrooms which includes the spacious (15'2 x 12'3) master bedroom with en-suite bathroom. There is a further good sized single bedroom and family bathroom.

LIKELY RENTAL FIGURE Following advice from our Letting Department we understand the property could potentially rent out on a monthly basis for £1850 pcm.

SERVICES The property has mains water, electricity, gas fired central heating and mains drainage.

COUNCIL TAX Band F Current assessment for 2017/2018 - £2,580.73.

VIEWING Strictly by appointment through Seymours Estate agents, 13-15 Wharf Street, Godalming, Surrey. GU7 1NN. Tel. 01483 420555.

DIRECTIONS From our offices in Wharf Street, continue along Wharf Street and follow the road round to the left into the High Street. Proceed along the High Street and at the T-Junction turn left. At the traffic lights turn right into Ockford Road. At the next roundabout turn right onto the Portsmouth Road (A3100) and continue along this road into the village of Milford. At the mini roundabout turn left onto Church Road and then take the first exit at the next roundabout onto the Petworth Road (A283). Continue along this road into the village of Witley. Turn right into Roke Lane, just after the newsagent. Turn right into Roke Close and proceed up the hill and then property can be found straight ahead.



SEYMOURS
Independent Estate Agents



Seymours, 13-15 Wharf Street, Godalming, Surrey GU7 1NN.
Tel 01483 420555 email: sales@seymours-godalming.co.uk