

# Sweetwater Farmhouse | £875,000

Culmer Lane | Wormley | Godalming | GU8 5SR

warren  
powell-richards





## Sweetwater Farmhouse

Culmer Lane, Wormley, Surrey, GU8 5SR

£875,000 Freehold

- Witley mainline train station 1.1 miles
- Godalming town centre 4.1 miles
- Guildford 10.3 miles
- A3 2.9 miles
- M25 17.5 miles

## A charming family home set in circa 0.75 acres of grounds

- Vaulted drawing room with woodburner
- Large dining room with solid oak floors
- Kitchen/breakfast room with AGA and riven slate tops
- Useful utility room with terra cotta tiled floor
- Master bedroom with en-suite shower room
- Two further double bedrooms, one with an en-suite along with the family bathroom
- Home office as well as triple bay oak framed car barn
- Grounds of around 0.75 acres

### DESCRIPTION

Tucked away in Wormley sits this charming and beautifully presented family home. The accommodation is all arranged on one level and centres around the semi-open plan drawing room and dining room with their vaulted ceilings, solid wood floor and woodburner. Adjacent to this is the kitchen/breakfast room which has a large cream AGA with matching fridge/freezer, riven slate work tops and terra cotta tiled floor from the Pierre Basset factory, furthermore is a large useful utility and separate cloakroom. All three bedrooms are generous doubles, two of which enjoying en-suite facilities as well as the family bathroom. The entire house has under floor heating and solid wood framed double glazing. Outside are the grounds of around 0.75 acres made up of level lawns, graveled driveway and triple bay open fronted car barn. To the rear of the house is a useful home office which has power, light and well insulated.





## LOCATION

The village of Wormley is located around 4.1 miles south of Godalming. Wormley is located within the highly desirable Surrey Hills area and is surrounded by stunning countryside. A key attraction of Wormley is it's near proximity to Witley station (Waterloo in around 1 hour). Nearby Witley has several shops, two village pubs, cricket field and adjacent village hall. The area will especially appeal to the walking/riding enthusiast with many footpaths and bridleways providing plenty of options.

Godalming town centre provides a more comprehensive range of amenities including Waitrose and Sainsbury's Superstores. Godalming Station also provides a frequent service to London Waterloo in approximately 45 minutes. There are bus services available from the town linking with neighbouring towns and villages including Guildford, which lies approximately 10.3 miles to the north. Access to the A3 is available at Milford and provides road links to London and the south coast as well as access to both Heathrow and Gatwick airports via the M25 and M23 motorways.

## DIRECTIONS

From Godalming town centre, proceed out of town via Ockford Road (A3100) towards Milford. At the roundabout with the Inn On The Lake, turn right continuing under the railway bridge and along the Portsmouth Road. Continue towards Milford and upon reaching the village take the first exit at the mini roundabout in to Church Road. Proceed along to the next roundabout taking the 1st exit on to Petworth Road (A283). Continue through Witley taking a left turn in to Culmer Lane whereby the house is found a short distance along on the right hand side.

## COUNCIL TAX

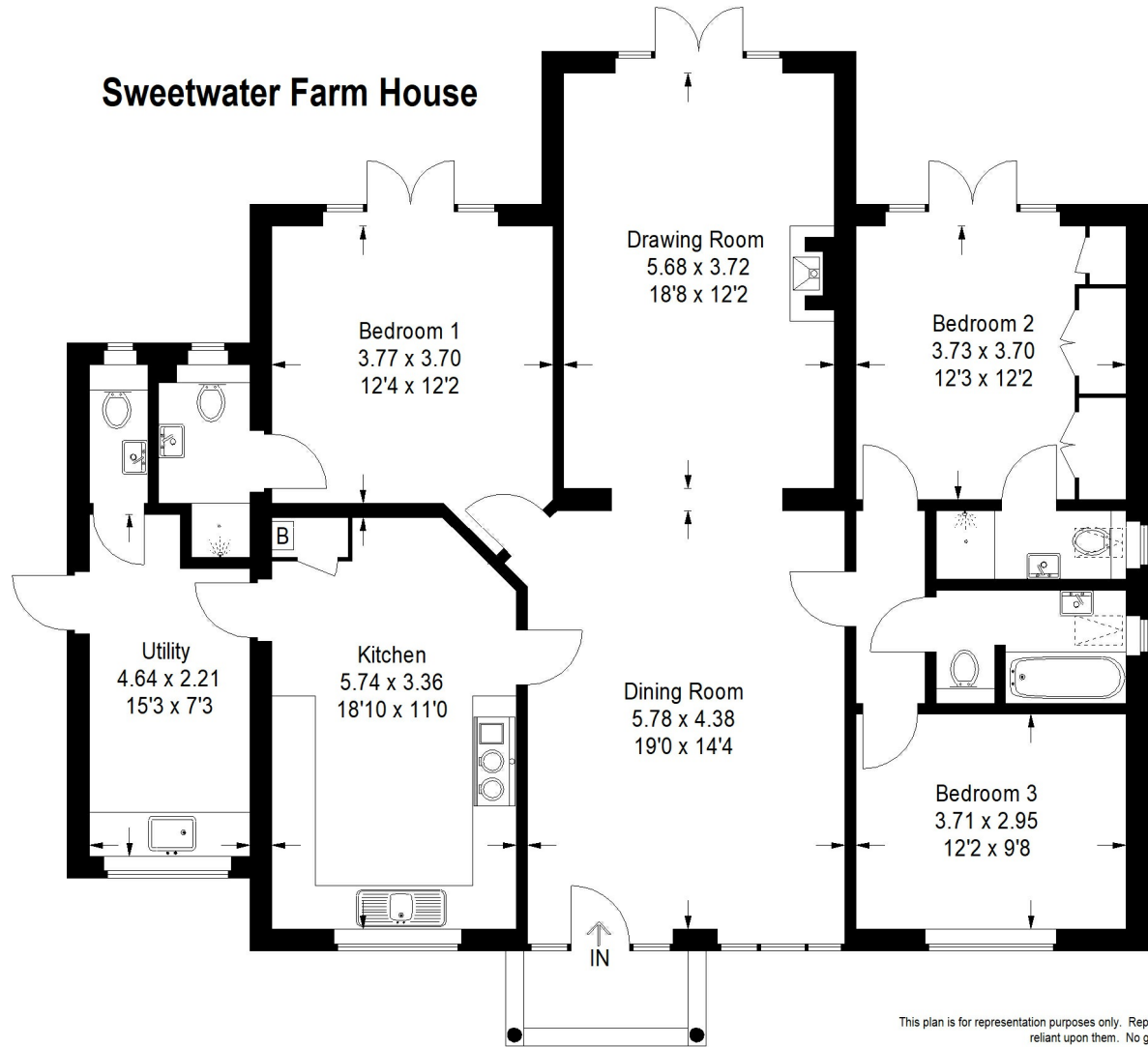
Waverley Borough Council. Council Tax Band E (Correct at time of publication and is subject to change following a council revaluation after a sale)

## SERVICES

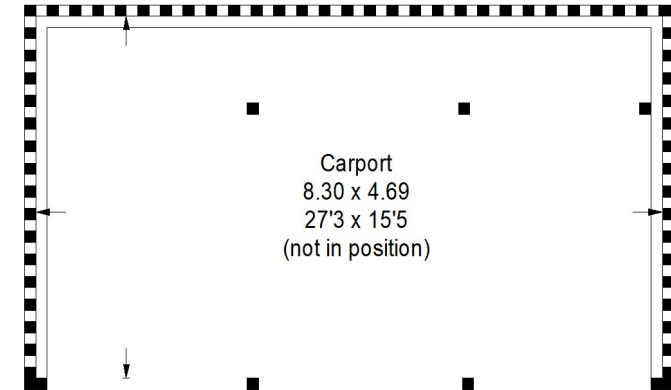
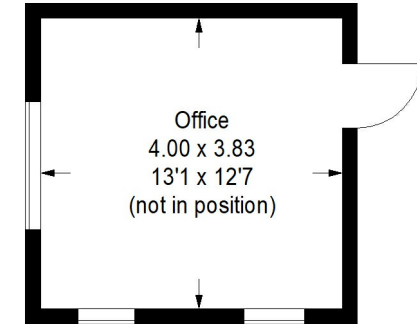
Gas heating and private drainage



# Sweetwater Farm House



Approximate Gross Internal Area  
 138.3 sq m / 1489 sq ft  
 Office = 15.4 sq m / 166 sq ft  
 Total (Excluding Carport) = 153.7 sq m / 1655 sq ft



This plan is for representation purposes only. Reproduced from plans supplied by the agents. 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 quoted should not be used as a basis for valuation.

Energy Efficiency Rating	
Current	Potential
A	B
B	C
C	D
D	E
E	F
F	G

Very energy efficient - lower running costs

Mid energy efficient - higher running costs

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