

warren
powell-richards

The Dell, Wheeler Lane | £825,000

Witley | Surrey | GU8 5QT



The Dell, Wheeler Lane

Witley, Surrey, GU8 5QT

£825,000 Freehold

- Witley mainline train station 2.5 miles
- Milford mainline train station 1.3 miles
- Godalming town centre 3.4 miles
- Rodborough school 0.6 miles, Witley infant school 1.3 miles
- Guildford 8.9 miles
- A3 2.4 miles

A high quality 4 bedroom family home with stunning open plan living

- Kitchen/family/dining room with oak floor
- Granite work top kitchen with range oven and island
- Sitting room with bay window to the front
- Study and 4th bedroom with adjacent shower room on the ground floor
- Master bedroom with dressing room and en-suite
- Two further bedrooms and large family bathroom
- Single integral garage
- Garden with terrace, level lawn and mature borders

DESCRIPTION

Recently developed by a local and well respected builder is this stunning 4 bedroom family home finished to a high standard throughout. The house focuses around the large kitchen/family/dining room at the back of the house with two sets of double doors leading on to the rear terrace. The kitchen has a range of high spec appliances, granite work tops, central island and 5 ring range cooker. Adjacent to this is a well equipped utility room. Furthermore on the ground floor is a large sitting room, study and 4th bedroom with adjacent shower room.



Upstairs are 3 bedrooms, one being the master suite with separate dressing room and en-suite shower room. This is then complimented by the large family bathroom. The rear garden has a flagstone terrace and level lawn, whilst to the front is a large graveled driveway with ample parking as well as access to the single integral garage

LOCATION

Witley village offers an excellent array of facilities with a village store, newsagents, Village hall, playground and 2 popular public houses. Witley also benefits from a mainline train station with a direct link to London Waterloo in under an hour.

Close by is an array of countryside with National Trust Land in abundance, ideal for dog walking or a Sunday afternoon stroll.

Godalming town centre is also situated close by and to provide a more comprehensive range of amenities including a Waitrose and Sainsbury's. Godalming Station also provides a frequent service to London Waterloo in approximately 45 minutes. 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 along the Portsmouth Road towards Milford. On reaching the mini roundabout, turn left into Church Road and onto the next roundabout. Take the first exit onto the Petworth Road (A283), and after 0.8 mile turn right into Wheeler Lane. Continue along Wheeler Lane whereby the house is found on the right hand side.

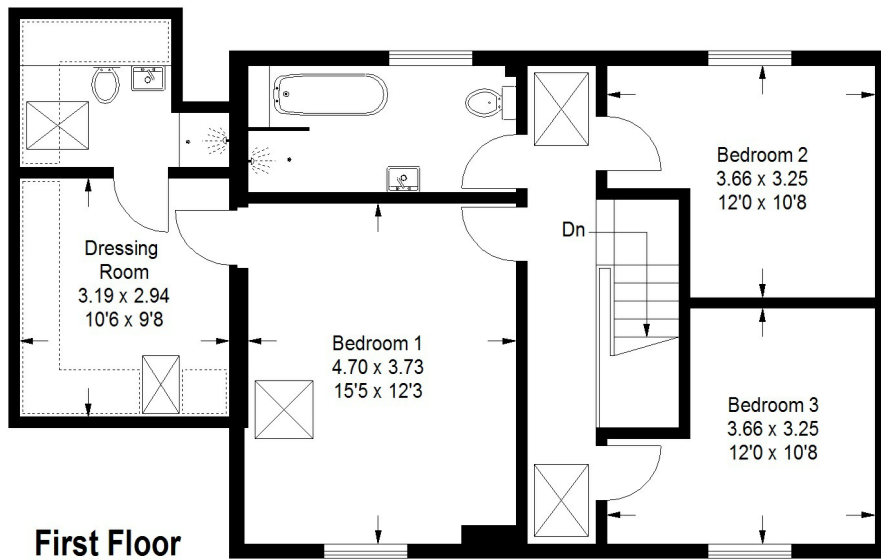
COUNCIL TAX

Waverley Borough Council. Council Tax Band TBC

SERVICES

Gas heating and mains Services



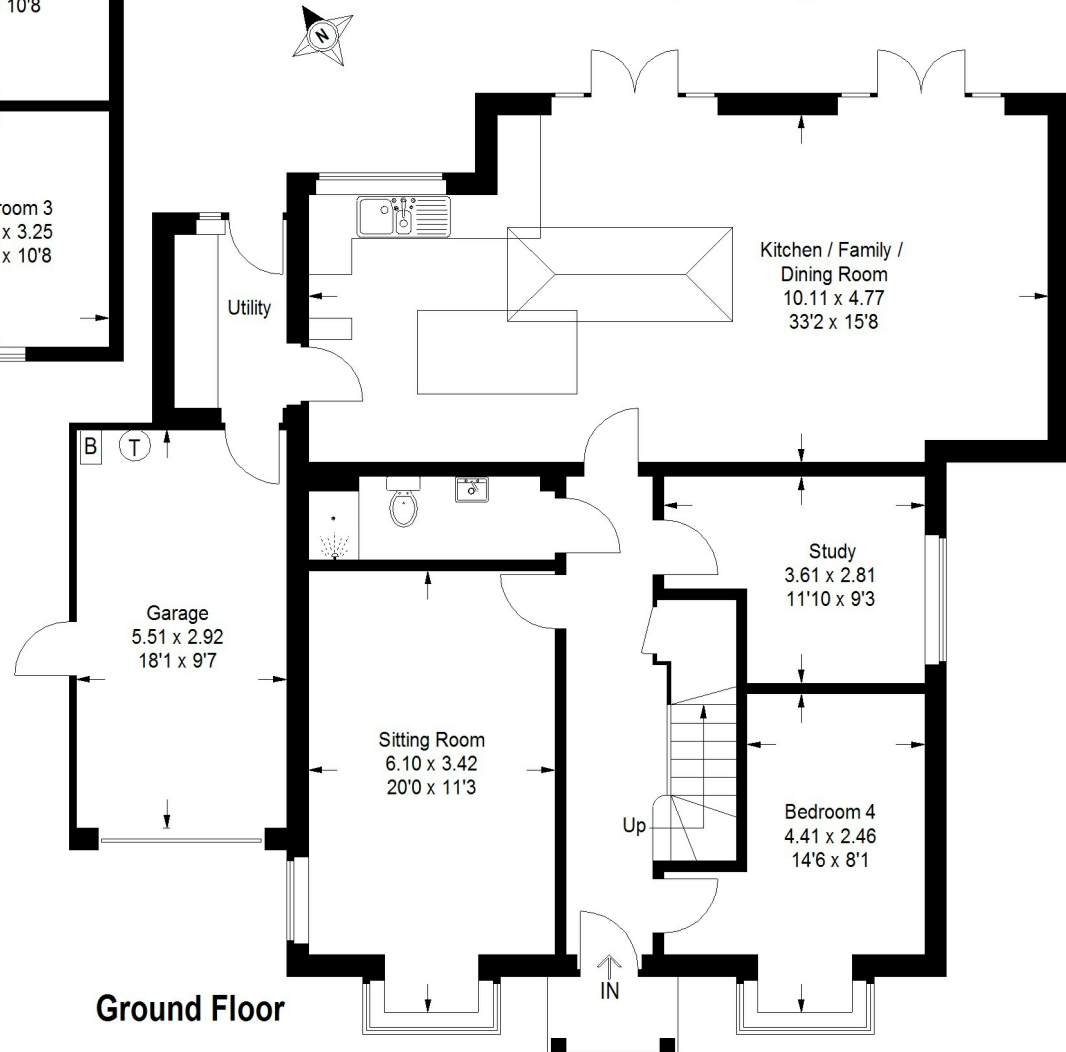


First Floor

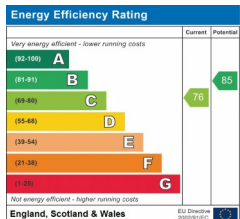
= Reduced headroom below 1.5 m / 5'0

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.

Approximate Gross Internal Area
 Ground Floor (Including Garage) = 129.6 sq m / 1395 sq ft
 First Floor (Including Reduced Headroom)
 73.1 sq m / 787 sq ft
 Total = 202.7 sq m / 2182 sq ft



Ground Floor



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