



# Orchard Farmhouse Wormley Lane

Wormley Godalming Surrey GU8 5TS  
Guide Price: £1,000,000 Freehold





- Newly Refurbished to an Extremley High Standard
- No Onward Chain
- Bright, Spacious & Adaptable Accommodation
- Double Aspect Sitting Room with Open Fireplace
- Kitchen/Dining Room
- Home Office/Study & Cloakroom
- Family Room/Bedroom Four
- Three/Four Bedrooms & Three bathrooms
- Driveway and Garage
- 1/2 Acre Garden with Lovely Views to the Rear over Paddockland



A detached four bedroom chalet style property newly refurbished to an extremely high specification offering bright, spacious and adaptable accommodation. The property is set in gardens and grounds of just over 1/2 acre and enjoys lovely views to the rear over adjoining paddocks. The pretty Surrey villages of Hambledon and Chiddingfold are close by and for the commuter Witley main line station is a short walk away providing access to London Waterloo in under an hour.







Witley Main Line Station – 0.4 miles (Waterloo approx 55 mins)

Chiddingfold Village Centre - 1.9 Miles Godalming – 4.5 miles  
Guildford – 8.9 miles

Farnham – 13.6 miles Haslemere – 5.4 miles

Gatwick – 31.8 miles Heathrow – 31.5 miles

A3 – 3.2 miles M25 – 17.6 miles M3 – 17.5 miles

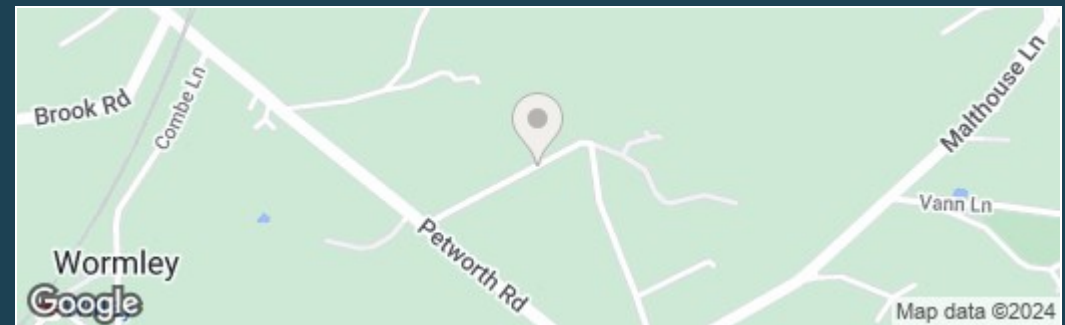
EPC - C

Council Tax Band G - £3,761.19 (2023/24)

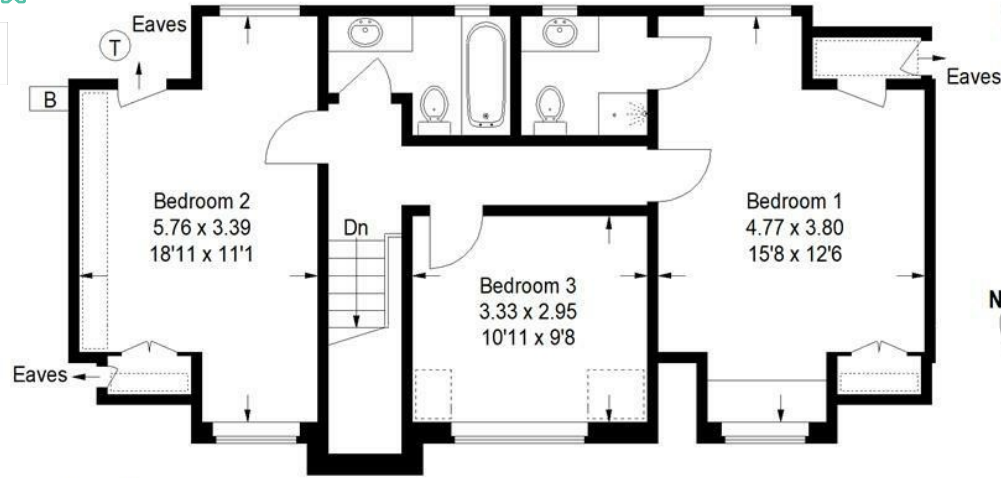
N.B. The property will be connected to mains drainage and is accessed from a newly constructed private road for which it will have a 10% liability to future maintenance.



Directions: Leave Godalming in a southerly direction on the A3100 turning right at the roundabout by The Inn on the Lake and continuing under the railway bridge into Portsmouth Road. Continue on to Milford village and on reaching the mini roundabout take the first exit left into Church Road. Continue to the next roundabout and take the first exit again this time onto the A283 Petworth Road. Continue along the Petworth Road passing through the village of Witley and on towards Wormley. Continue along the Petworth Road passing King Edwards School on your right hand side and then drop down the hill and Wormley Lane will be seen on your left hand side.




# Wormley Lane ,Wormley

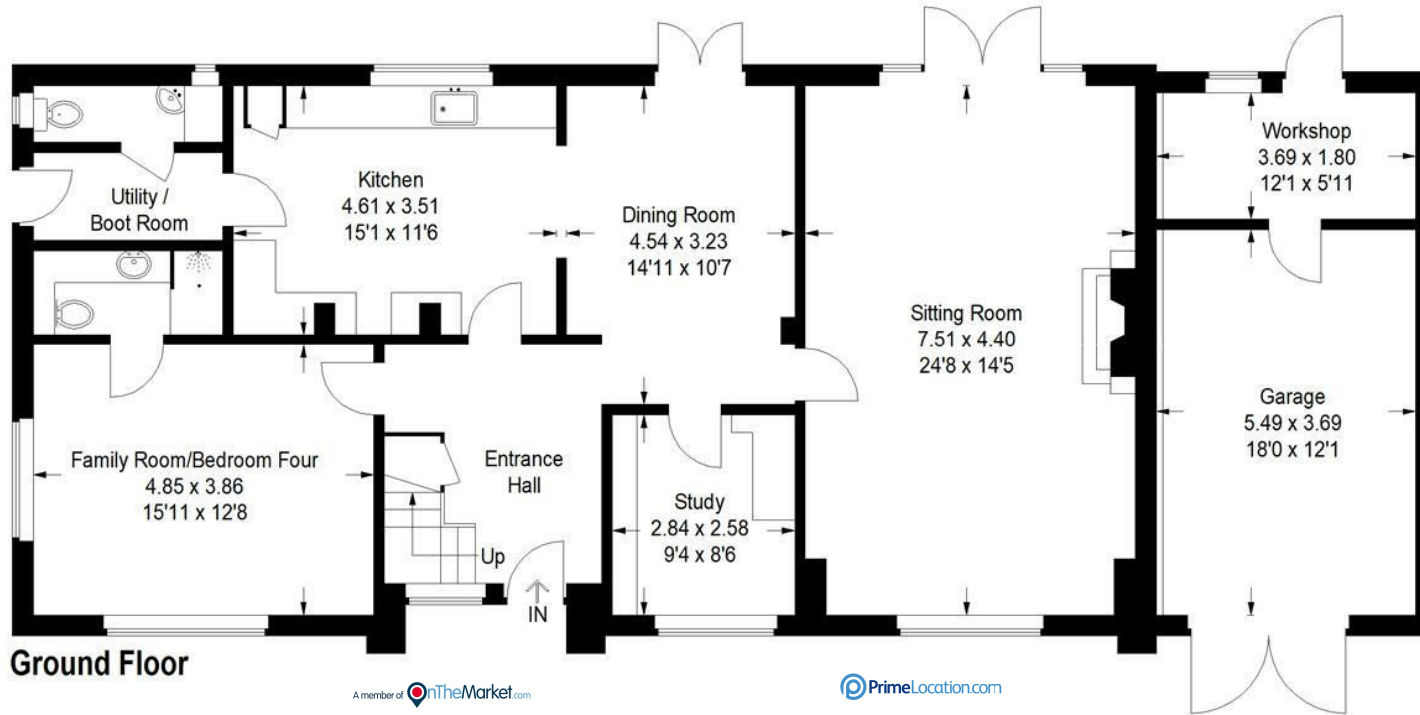


Approximate Gross Internal Area  
 Ground Floor = 118.2 sq m / 1272 sq ft  
 First Floor = 65.6 sq m / 706 sq ft  
 Workshop / Garage = 28.2 sq m / 303 sq ft  
 Total = 212 sq m / 2281 sq ft



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.

 = Reduced headroom below 1.5 m / 5'0"



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Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary.

