



# 7 Yew Tree Road

Witley Surrey GU8 5RQ

Asking Price: £600,000 Freehold





- No Onward Chain
- Entrance Hall & Cloakroom
- Sitting Room & Dining Room
- Family Room with Roof Lantern
- Kitchen with Integrated Appliances
- Four Double Bedrooms
- Bathroom & En-suite Shower Room
- Double Glazing & Gas Heating
- Driveway
- Large Garden Backing On To Common Land



An extended four bedroom semi-detached family home with three reception rooms, two bathrooms, and large garden backing onto common land, set in a much favoured village location. The house occupies a convenient position close to the village centre with its excellent local amenities, village store with post office, popular schools, bus routes and is within easy reach of the station and much common and heathland.







Main Line Station – 1.4 miles (Waterloo approx. 50/55 mins)

Village Centre – 0.7 miles Godalming – 3.2 miles

Infant School – 1.1 miles Junior School – 0.8 miles

Secondary School – 0.7 miles

Doctors – 0.5 miles Dentist – 0.8 miles

A3 – 2 miles M25 – 19 miles M3 – 16.5 miles

Council Tax Band – D Payable – £ 2364.73 (2024/25)

EPC Rating – D

Gatwick – 34 miles Heathrow – 30 miles

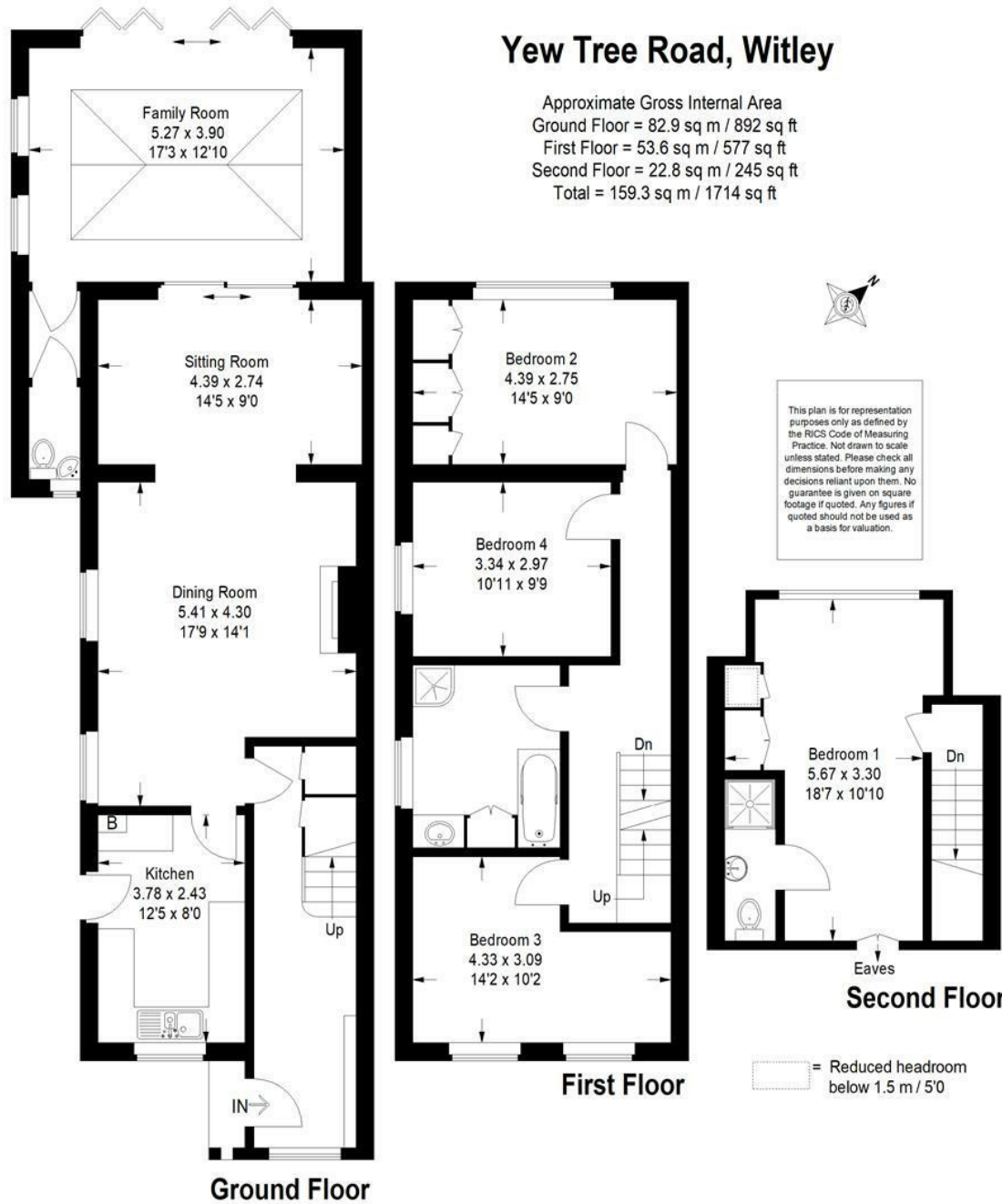


Directions: Leave Godalming in a southerly direction on the A3100 towards Milford and upon entering the village take the 1st exit left at the mini roundabout into Church Road. Continue to the next roundabout and take the 1st exit again this time on the A283 Petworth Road. Continue for approximately 1/3 mile and turn right into Oxted Green. Continue along Oxted Green bearing round to the left and continue on into Cramhurst Lane, Yew Tree Road will then be found as the first turning on your right hand side.



# Yew Tree Road, Witley

Approximate Gross Internal Area  
 Ground Floor = 82.9 sq m / 892 sq ft  
 First Floor = 53.6 sq m / 577 sq ft  
 Second Floor = 22.8 sq m / 245 sq ft  
 Total = 159.3 sq m / 1714 sq ft



**Emery & Orchard**  
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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.

