



# 20 Chichester Close

Witley Surrey GU8 5PA

Guide Price: £735,000 Freehold







- Entrance Hall & Cloakroom
- Sitting Room
- Dining Room
- Fitted Kitchen & Utility Room
- Five Bedrooms
- Study Area
- Stylish Bathroom
- Double Glazing & Gas Heating
- Driveway & Double Garage
- Attractive Westerly facing Garden



An attractive and thoughtfully extended five bedroom detached family house providing spacious and adaptable accommodation, arranged over three floors, with a delightful westerly facing rear garden backing on to Barrow Hills playing fields. The house occupies a great location set in a small cul de sac in the popular village of Witley with its excellent local amenities, village store with post office, popular schools, bus routes and is within easy reach of the station and only moments from much common and heathland.























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

Village Centre – 0.5 miles Godalming – 3.2 miles

Infant School – 0.7 miles Junior School – 0.3 miles

Secondary School – 0.9 miles

Doctors – 0.4 miles Dentist – 0.3 miles

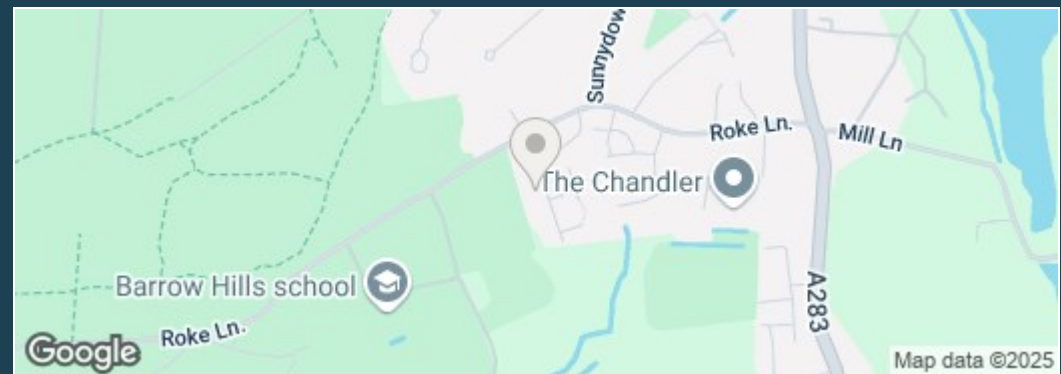
A3 – 2.2 miles M25 – 16.8 miles M3 – 17 miles

Council Tax Band – E Payable – £2890.22 (2024/25)

EPC Rating – D

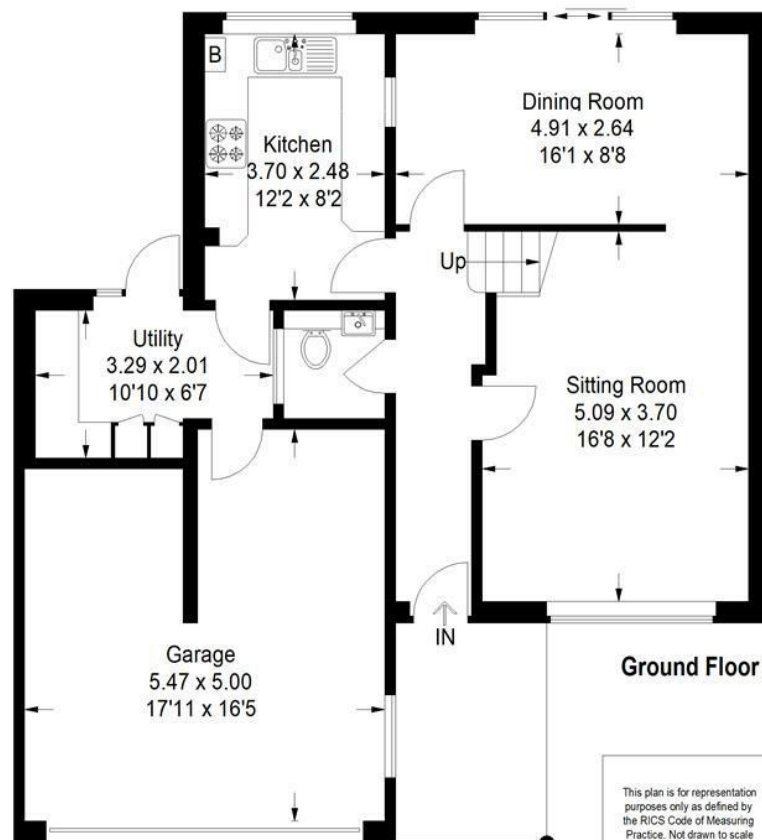


Directions: Proceed out of Godalming in a southerly direction on the A3100 towards Milford and on reaching Milford take the first exit left at the mini roundabout into Church Road. Continue to the next roundabout and take the first exit again this time on to the A283 Petworth Road continuing towards Witley village. Turn right into Wheeler Lane immediately after The Star Public House and take the second turning on your left hand side into Sunny Hill. Continue along Sunny Hill bearing sharply round to the right into Roke Lane and then first left into Chichester Close

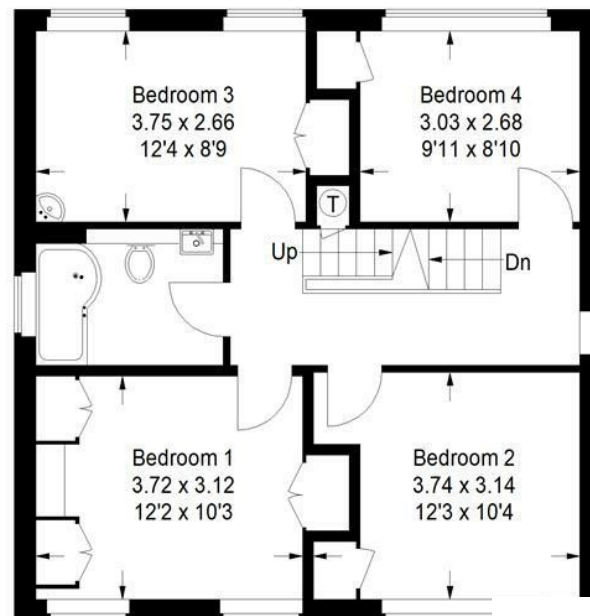
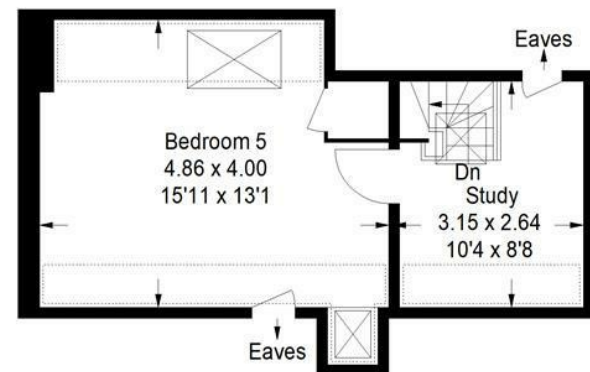




Approximate Gross Internal Area  
Ground Floor = 85.7 sq m / 922 sq ft (Including Garage)  
First Floor = 59.6 sq m / 641 sq ft  
Second Floor = 27.7 sq m / 298 sq ft  
Total = 173 sq m / 1861 sq ft



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.



**Emery & Orchard**  
ESTATE AGENTS

01483 419 300

20 High Street  
Godalming  
Surrey  
GU7 1EB

email:office@emery-orchard.co.uk

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.