



Tudor Cottage Gasden Lane

Witley Surrey GU8 5RJ

Guide Price: £950,000 Freehold





- Wealth Of Period Features
- Entrance Hall & Cloakroom
- Delightful Sitting Room With Ingle-Nook Fireplace
- Dining Room
- Kitchen/Breakfast Room & Utility
- Three Bedrooms
- Study Area/Occasional 4th Bedroom
- Bathroom & En-suite Shower Room
- Attractive Gardens
- Garden Studio/Office & Timber Garage



A delightful three/four bedroom Grade II listed cottage of immense charm and character having a wealth of period features including many exposed beams and a fabulous Inglenook fireplace. The cottage provides adaptable accommodation and has most attractive gardens with a heritage greenhouse, large studio/office and a timber garage. The property occupies a great location 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 only moments from much common and heathland.







Main Line Station – 1.3 miles (Waterloo approx. 55 mins)

Village Centre – 0.5 miles Godalming – 3 miles

Infant School – 1 mile Junior School – 0.6 miles

Secondary School – 0.7 miles

Doctors – 0.3 miles Dentist – 0.6 miles

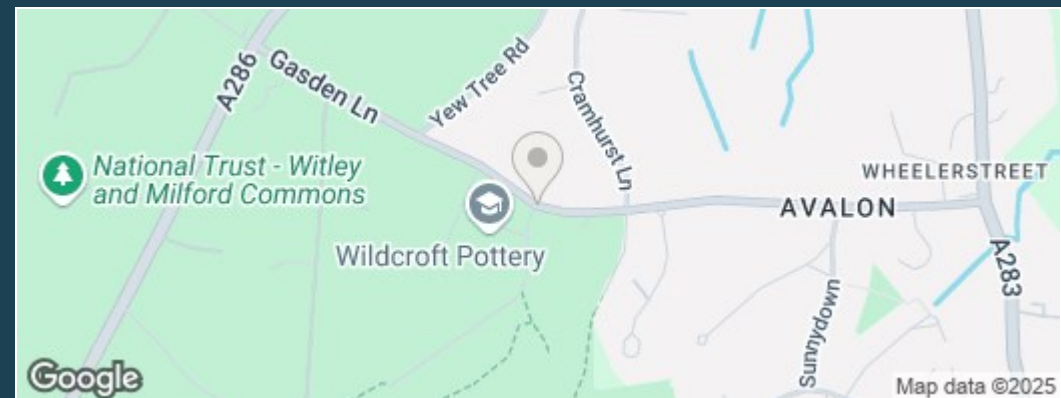
A3 – 2.3 miles M25 – 16.5 miles M3 – 15 miles

Gatwick – 30 miles Heathrow – 32 miles

Council Tax Band – G Payable – £3941.21



Directions: Proceed from Godalming in a southerly direction on the A3100 to Milford and on entering Milford village take the first exit left at the mini roundabout into Church Road. At the next roundabout take the first exit again, this time on to the A283 Petworth Road. Continue for approximately one mile and turn right just after the Star Public House into Wheeler Lane. Continue along Wheeler Lane which leads into Gasden Lane and Tudor Cottage will be found on your left hand side just on the corner with Little London.



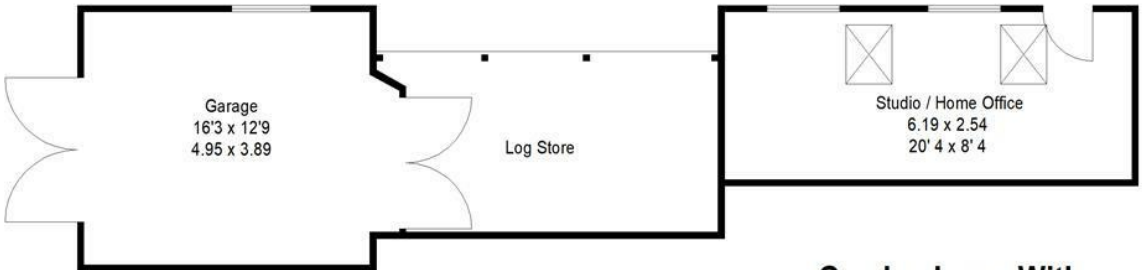


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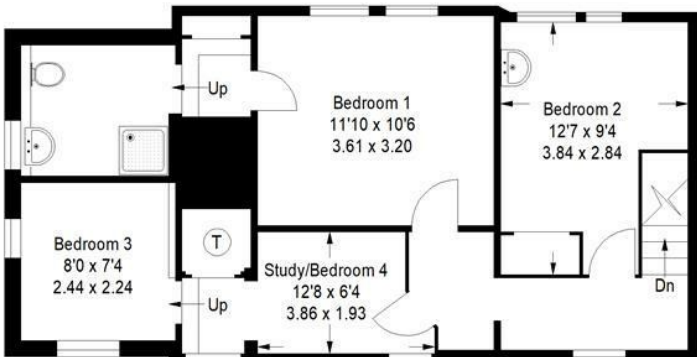
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Gasden Lane, Witley



First Floor

Approximate Gross Internal Area

Garage	17.8 sq m / 192 sq ft
Studio	15.7 sq m / 169 sq ft
Ground Floor	71.3 sq m / 768 sq ft
First Floor	50.4 sq m / 542 sq ft
Total	155.2 sq m / 1671 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.



Ground Floor

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.