



# Kassamuir Gasden Lane

Witley Surrey GU8 5RJ

Guide Price: £1,050,000 Freehold









- Short Walk to Mare Hill Common
- Mature Residential Road
- Easy Reach of Local Shops & Schools
- Entrance Hall & Cloakroom
- Living/Dining Room
- Family Room
- Kitchen/Breakfast Room
- Four Bedrooms & Two Bathrooms
- Secluded South Facing Garden with Large Garden Office/Studio
- Driveway & Integral Garage



A much improved and very well appointed four bedroom detached family home offering bright, spacious and adaptable accommodation and benefiting from a secluded south facing garden with excellent studio/home office. The house occupies a great location set in an established residential road 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.























Milford Main Line Station – 1.4 mile (Waterloo approx. 50 mins)

Milford Village Centre – 1.6 mile Godalming – 3.1 miles

Infant School – 1.5 mile

Secondary School – 0.8 miles - Doctors – 1.6 miles Dentist – 1.8 miles

A3 – miles 2.1 miles M25 – 16.5 miles M3 – 16.1 miles

Energy Efficiency Rating C

Council Tax Band G – Payable £4129.78



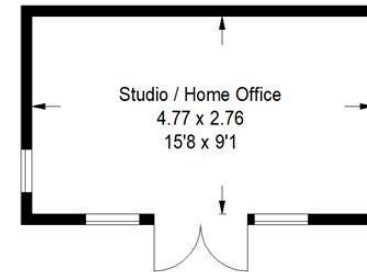
Directions: Leave Godalming in a southerly direction on the A3100 towards Milford Village. On reaching the village take the first exit left at the mini roundabout into Church Road. At the next roundabout take the second exit onto the A286/Haslemere Road. Continue for approximately one mile and turn left into Gasden Lane, Kassamuir will then be found after 0.2 mile on your right hand side immediately after the turning right into Keswick Road.



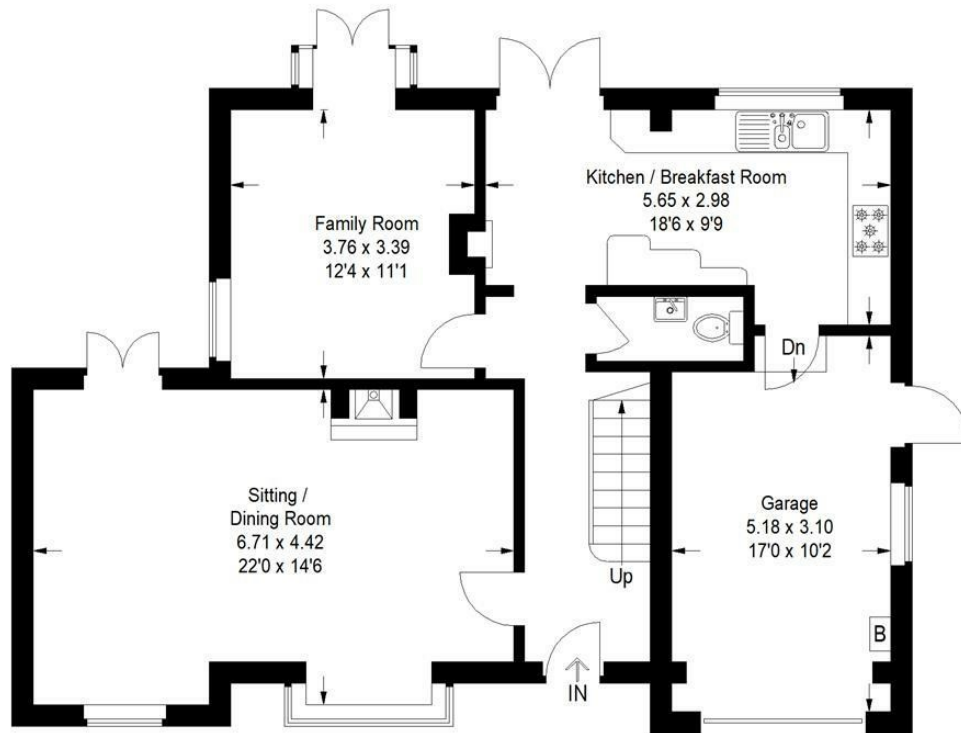


# Kassamuir, Gasden Lane, Witley

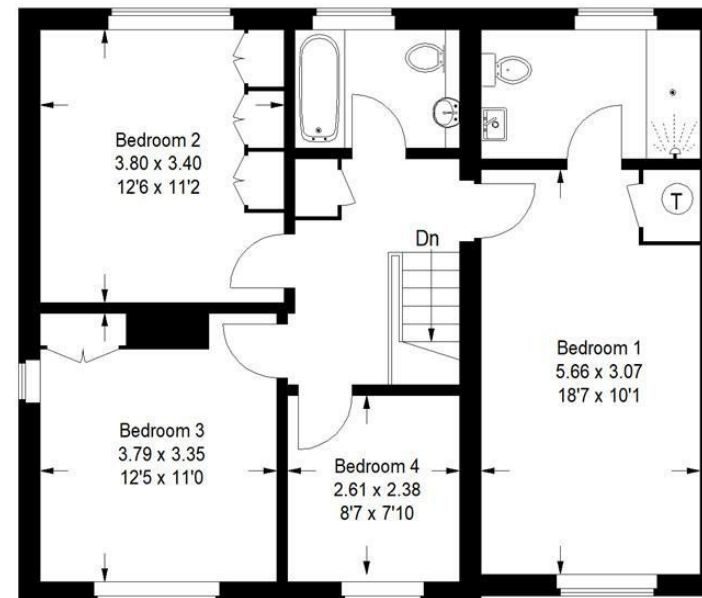
Approximate Gross Internal Area  
Ground Floor = 87.8 sq m / 945 sq ft  
(Including Garage)  
First Floor = 70.5 sq m / 759 sq ft  
Studio / Home Office = 13.1 sq m / 141 sq ft  
Total = 171.4 sq m / 1845 sq ft



(Not in position)



Ground Floor



First Floor

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.



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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.