



# April Cottage Combe Lane

Wormley Surrey GU8 5SX

Asking Price: £899,950 Freehold





- Short Walk of Witley Main Line Station
- Easy Reach of Schools to Suit all Age Groups
- Spacious and Adaptable Family Accommodation
- Sitting Room
- Dining Room
- Kitchen with Adjoining Utility Room & Cloakroom
- Family Room
- Four Bedrooms & Two Bathrooms
- Gravelled Driveway with Parking for Several Cars
- Large Secluded Rear Garden



A detached three/four bedroom character family home offering spacious and adaptable accommodation and set in a large secluded garden. The house is located within a short walk of Witley main line station and is within easy reach of Chiddingfold and Milford villages both providing excellent local amenities including schools to suit all age groups.











Witley Main Line Station – 0.2 mile (Waterloo approx. 55 mins)

Godalming – 4.6 miles

Witley Infant School – 1.4 miles Chiddingfold - Primary School 1.9 Miles

Rodborough Secondary School – 2.3 miles

A3 – miles 3.5 miles M25 – 17.7 miles M3 – 17.7 miles

Energy Efficiency Rating - D

Council Tax Band – F Payable £3579.15 (2025/26)



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 take the second turning on your right into Combe Lane and April Cottage will then be found on your left just after the turning left into New Road



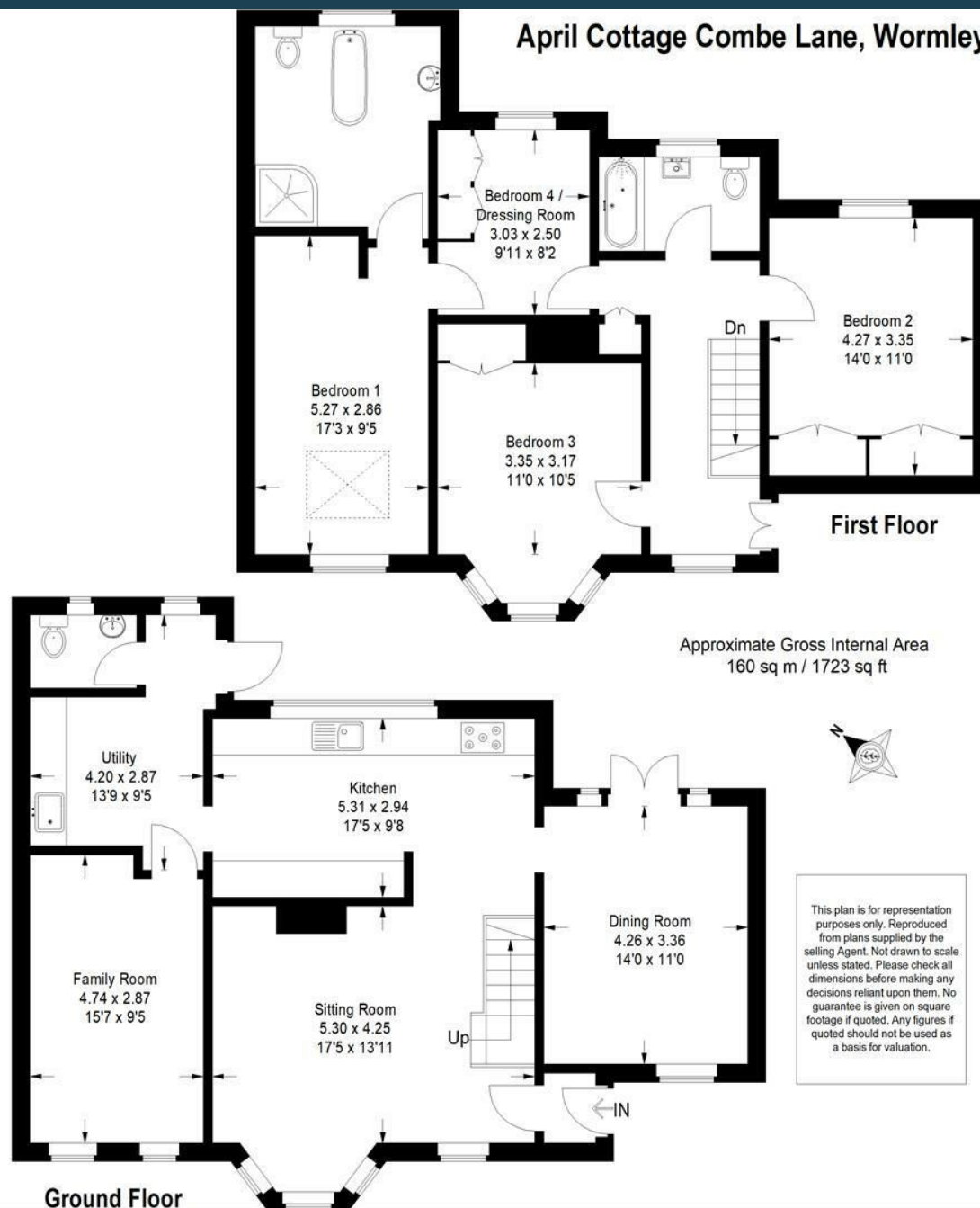


**Emery &  
Orchard**  
ESTATE AGENTS

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.