



The Wendy House Haslemere Road

Witley Surrey GU8 5PT

Guide Price: £625,000 Freehold





- Fabulous Semi Rural Location
- Far Reaching Views Over Surrounding Countryside
- Delightful Sitting Room & Kitchen/Diner
- Two Double Bedrooms
- Bathroom & En-suite Shower Room
- Double Glazing & Gas Central Heating (TBC)
- Attractive Gardens
- Large Driveway
- Permission to Extend Granted
- No Onward Chain



A unique and extremely characterful two bedroom detached cottage occupying the most wonderful semi rural location, set within an area of outstanding natural beauty, enjoying fabulous views over the surrounding countryside. The property provides bright and well planned accommodation that includes an attractive sitting room with wood burner, an open plan kitchen/diner, two double bedrooms, bathroom and en-suite shower room. There is also potential for a single storey rear extension, subject to any necessary consents. Outside there are delightful gardens and a large driveway. The property is within easy reach of both Godalming and Haslemere offering an excellent range of shops, restaurants, leisure and recreational facilities while Milford station is just over 3 miles away.











Main Line Station – 3.3 miles (Waterloo approx 55 mins)

Godalming – 4.5 miles Guildford – 9 miles

Farnham – 10.5 miles Haslemere – 4.5 miles

Gatwick – 32 miles Heathrow – 32 miles

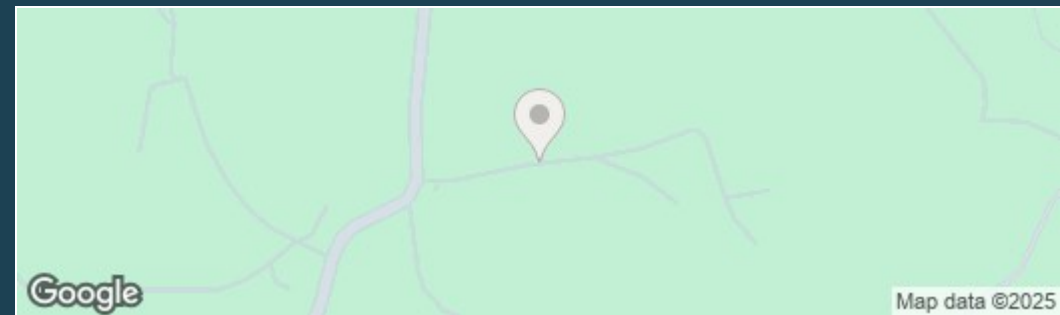
A3 – 2 miles M25 – 20 miles M3 – 18.5 miles

Council Tax Band – C Payable – £2202.55p (2025/26)

EPC Band – E Private Drainage

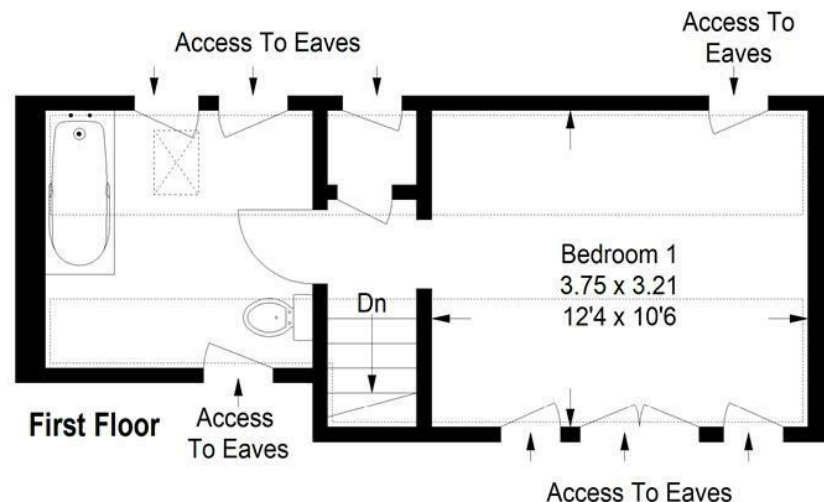


Directions: Leave Godalming in a southerly direction on the A3100 and at the roundabout by The Inn on The Lake take the right hand exit continuing under the railway bridge and on into Portsmouth Road. Continue in the direction of Milford and on reaching the village take the first exit left at the mini roundabout into Church Road. Continue on to the next roundabout and this time take the second exit on the A286 Haslemere Road. Continue for 2.2 miles and, just before the road bears round to the right, a small lane will be found on your left, just before West Lodge, follow the lane for 0.4 of a mile, and The Wendy House will be found ahead of you.

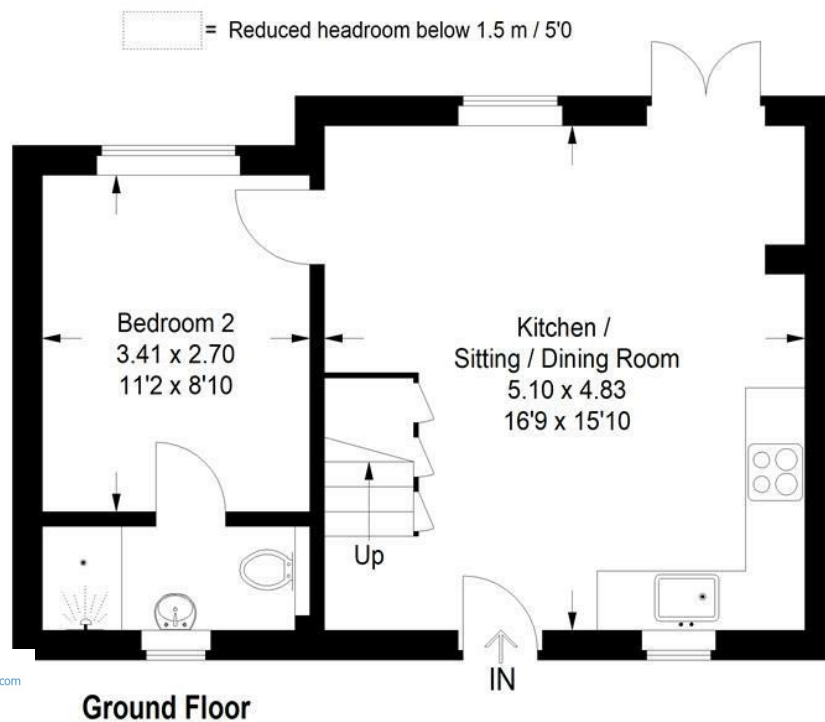


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APPROX. GROSS
INTERNAL FLOOR AREA
652 SQFT / 60.5 SQM



ZOOPLA



This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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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