



# OAKLEE

Wormley, Godalming, Surrey





# A WELL-PRESENTED ATTACHED FAMILY HOUSE BETWEEN CHIDDINGFOLD AND WITLEY, WITH SUPERB GARDEN, ONLY 250 METRES FROM WITLEY TRAIN STATION.

## Summary of accommodation

Entrance hall | Sitting room leading to living room | Family room | Kitchen and dining room  
Utility room | Guest cloakroom | Integral double garage

Principal bedroom with en suite bathroom | Four further bedrooms | Family shower room

Gated driveway parking for several cars | Substantial garden | Terracing

**In all just over 0.6 acres**

**Distances:** Godalming 5 miles, Guildford 10.4 miles, Central London 40.4 miles

**By Train:** Witley 250 metres (London Waterloo from 55 minutes), Milford 2.8 miles (London Waterloo from 50 minutes)

Godalming 4.8 miles, Haslemere 5.4 miles, Guildford 10.1 miles

**By Road:** A3 (Milford) 3.6 miles, M25 (Junction 10) 18 miles, London Heathrow 33.3 miles, London Gatwick 32.3 miles

(All distances and times are approximate)



# SITUATION

Oaklee is located on the rural edge of Wormley, just 250 metres from Witley Station offering access into London by train in less than an hour. Witley and Hambledon villages offer the nearest day to day facilities including general stores and public houses. The property is equidistant between Godalming and Haslemere which both provide more shopping options and the A3 and M25 are within easy reach. The location offers excellent local amenities and transport connections for daily life by train, car and bus.

There is an outstanding selection of schools in the area, including Aldro in Shackleford, King Edward’s, Barrow Hills and Chandler Church of England School in Witley, Charterhouse, Priors Field and Godalming College in Godalming, St Catherine’s in Bramley, Cranleigh School, Tormead, Guildford High School and The Royal Grammar School in Guildford amongst many others. There are also several local nursery schools.

Recreational opportunities include golf at several local clubs, including Liphook, Hankley Common, Bramley, West Surrey and Chiddingfold. Polo at Hurtwood Park and Cowdray, racing at Epsom and Goodwood and sailing at Frensham Ponds and Chichester Harbour. The Surrey Sports Park boasts professional-level training facilities. Further leisure and entertainments centres can be found at the Spectrum Leisure Centre in Guildford and centres at Godalming and Haslemere provide a good range of activities.

The immediate surrounding countryside offers walking, cycling and riding opportunities in areas that include Hydon’s Ball and The Devil’s Punchbowl at Hindhead. The Surrey Hills Area of Outstanding Natural Beauty is on the doorstep.

# OAKLEE

Understood to date from 1917 with later additions, Oaklee is an attractive Arts & Crafts style property which offers well-presented accommodation of over 2700 sq ft across two floors.







On the ground floor, there are four excellent reception rooms, two with doors to the garden as well as a country style kitchen/breakfast room.

Upstairs are five double bedrooms including a generous principal suite with a comprehensive array of cupboards, a smart well fitted en suite bathroom with his and hers sinks, and a further family bathroom.





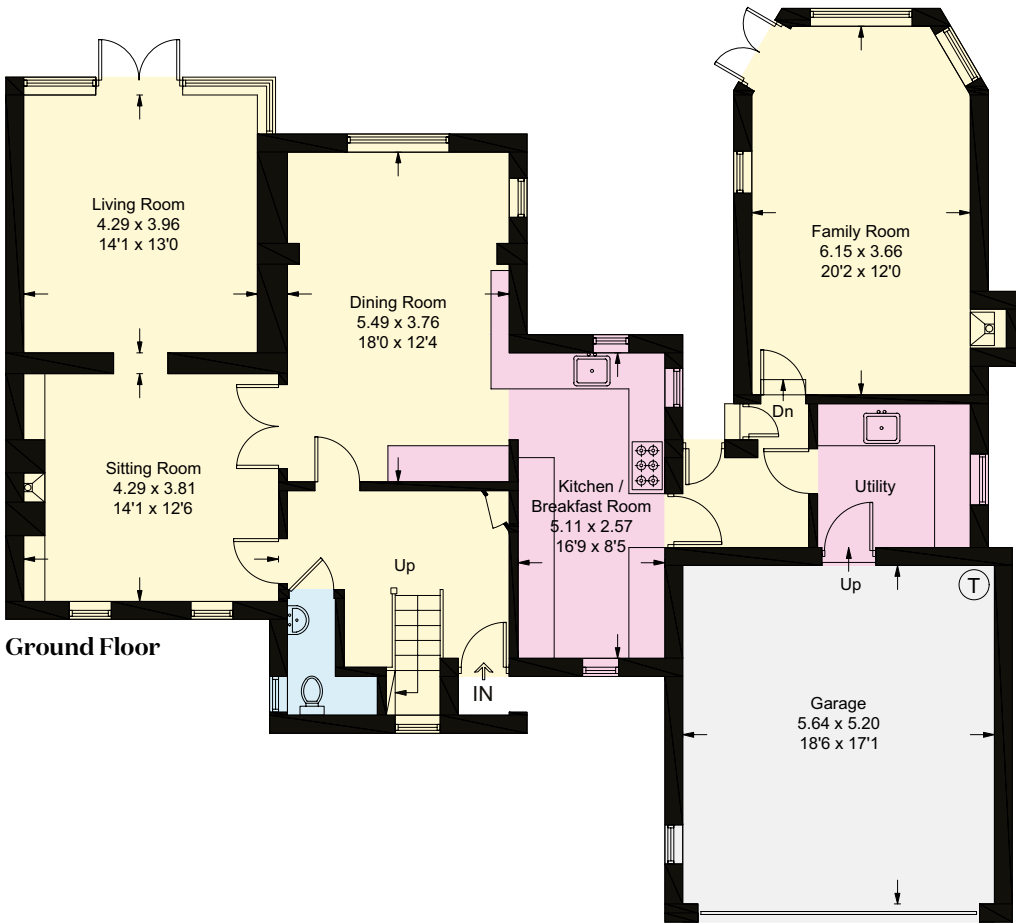


The house is approached from Combe Lane, through solid electric wooden gates into a sweeping driveway with plenty of parking. The majority of the garden is to the rear with a terrace running along the back of the house leading down to a large expanse of lawn interspersed with well planted borders, hedging and mature trees. The rear garden extends to approximately 84 metres from the back of the house making it ideal for family activities and games.

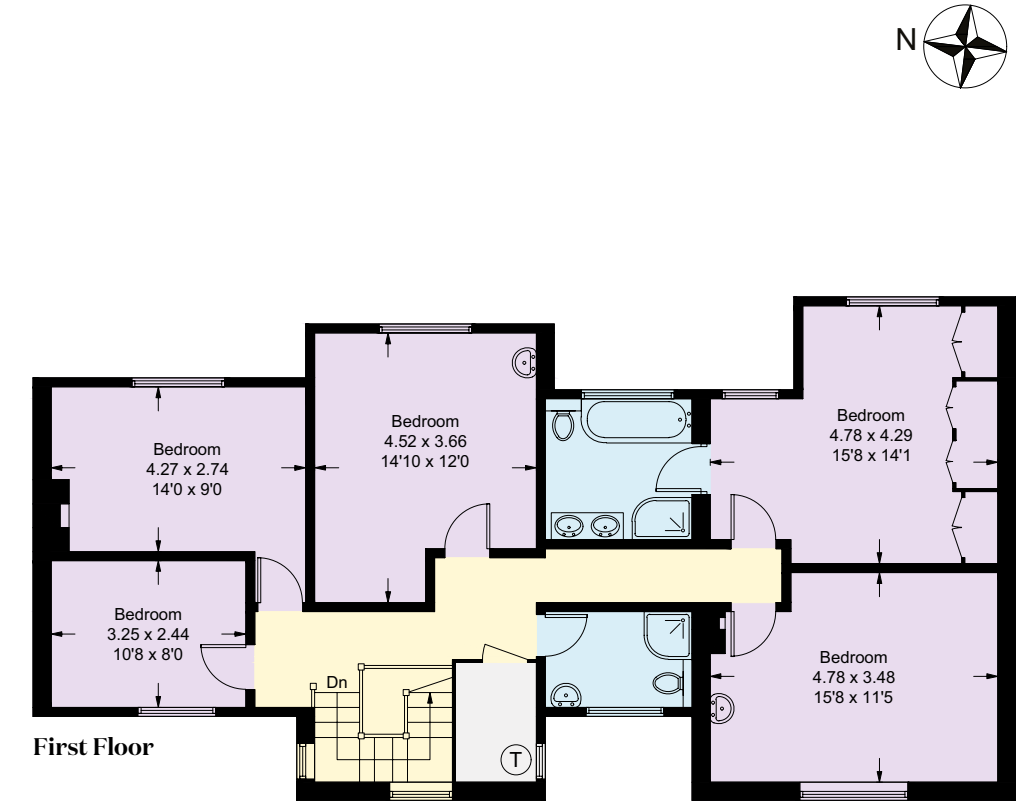




- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area = 251.2 sq m / 2704 sq ft  
(Including Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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# PROPERTY INFORMATION

**Services:** We are advised by our clients that the property has mains water, electricity, drainage, and gas central heating.

**Local Authority:** Waverley Borough Council: 01483 523333

**Energy Performance Certificate:** Rating C

**Council Tax:** Band G

**Tenure:** Freehold

**Directions**

**Postcode:** GU8 5SX

**What3Words:** ///glitz.glades.distilled

**Viewings:** Viewing is strictly by appointment through Knight Frank.



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