



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.

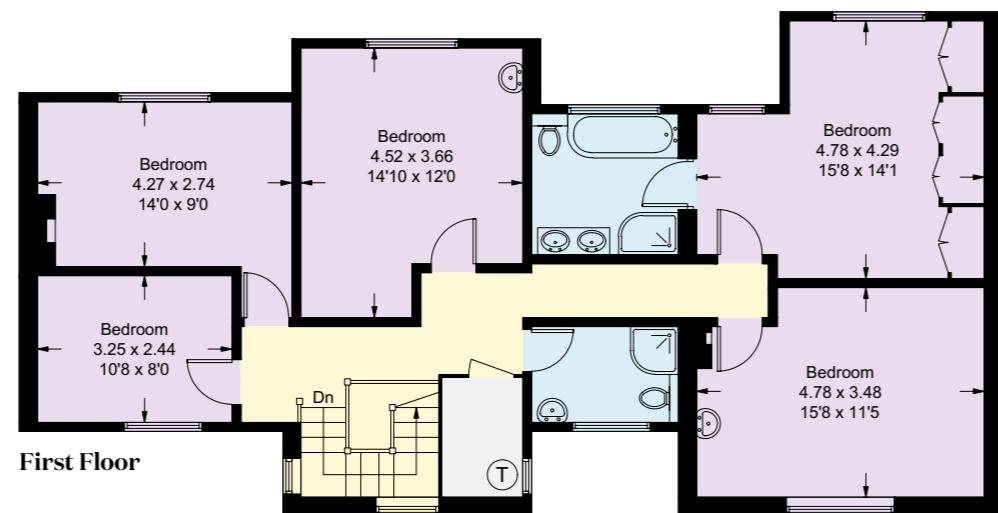
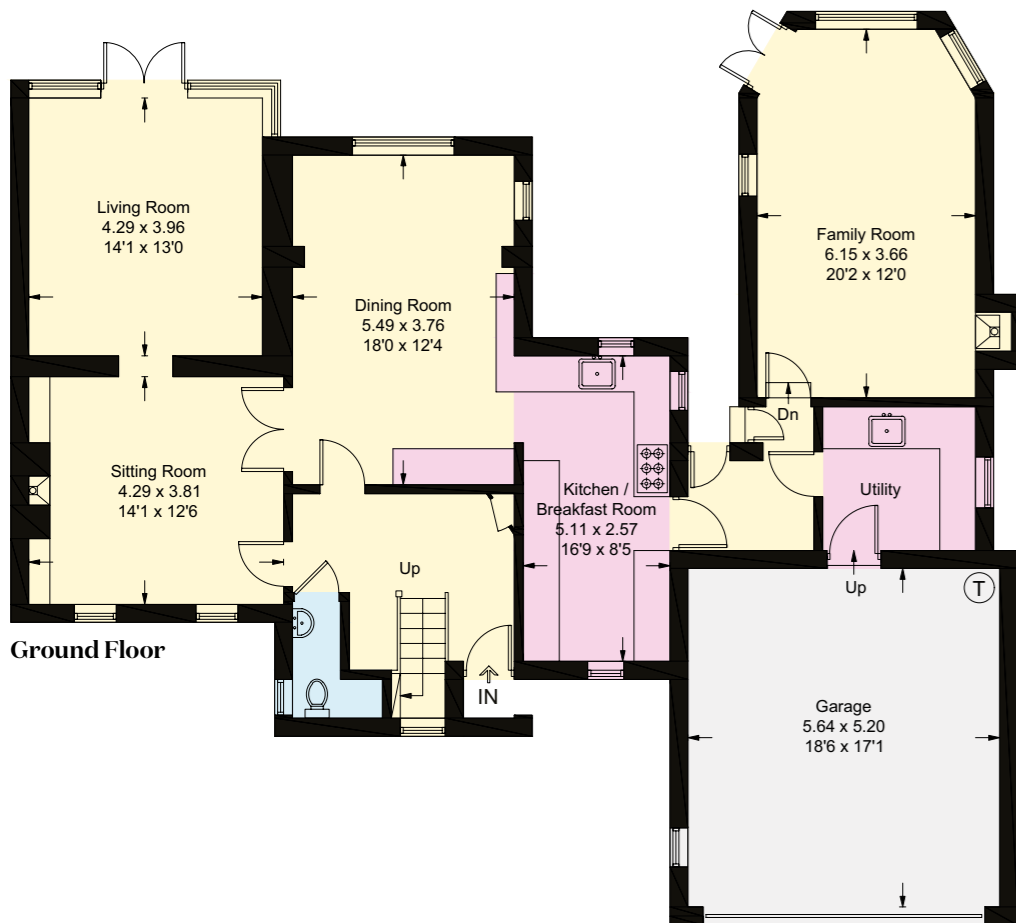
Upstairs are five double bedrooms including a generous principal suite with a comprehensive array of cupboards, a smart well fitted en suite bathroom with his and hers sinks, and a further family bathroom.





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



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.

Tim Harriss

01483 617910

tim.harriss@knightfrank.com

Knight Frank Guildford

2-3 Eastgate Court, High Street

Guildford GU1 3DE

[knightfrank.co.uk](https://www.knightfrank.co.uk)



Your partners in property

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.

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2026. Photographs and videos dated January and May 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

