



Little Barn Roke Lane

Witley Surrey GU8 5NS

Asking Price: £895,000 Freehold





- Semi-Rural Location
- Easy Reach Of Village Amenities
- Close to Main Line Station and A3
- Double Aspect Sitting room
- Study
- Kitchen/Dining Room
- Utility Room & Shower Room
- 3/4 Bedrooms & Family Bathroom
- Enclosed Private Gardens & Wood Fired Hot Tub
- Detached Timber Home Office/Studio & Large Gravelled Driveway



A truly unique and individual detached house built seven years ago to a high specification and occupying a delightful semi-rural setting on the outskirts of Witley village being tucked away at the end of an unmade lane and only moments from Mare Hill Common.











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

Witley Village Centre – 0.4 miles Godalming – 3.2 miles

Infant School – 0.8 miles Junior School – 0.3 miles

Secondary School – 0.9 miles Doctors – 0.3 miles Dentist – 0.3 miles

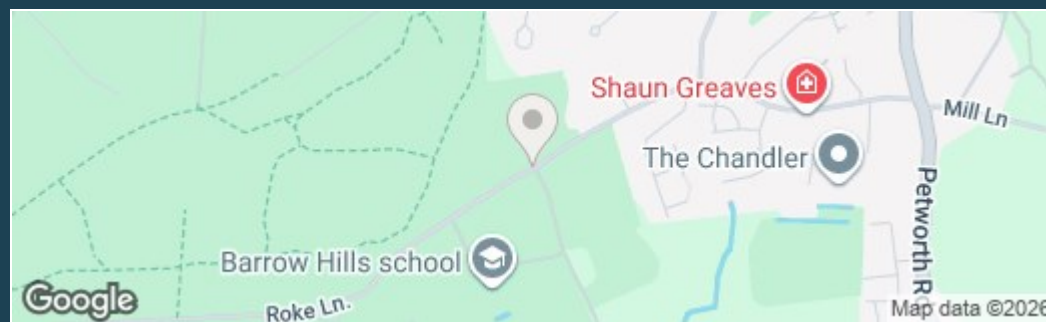
A3 – 2.1 miles M25 – 18.2 miles M3 – 18.0 miles

Council Tax Band D - Payable - £2477.87 TBC

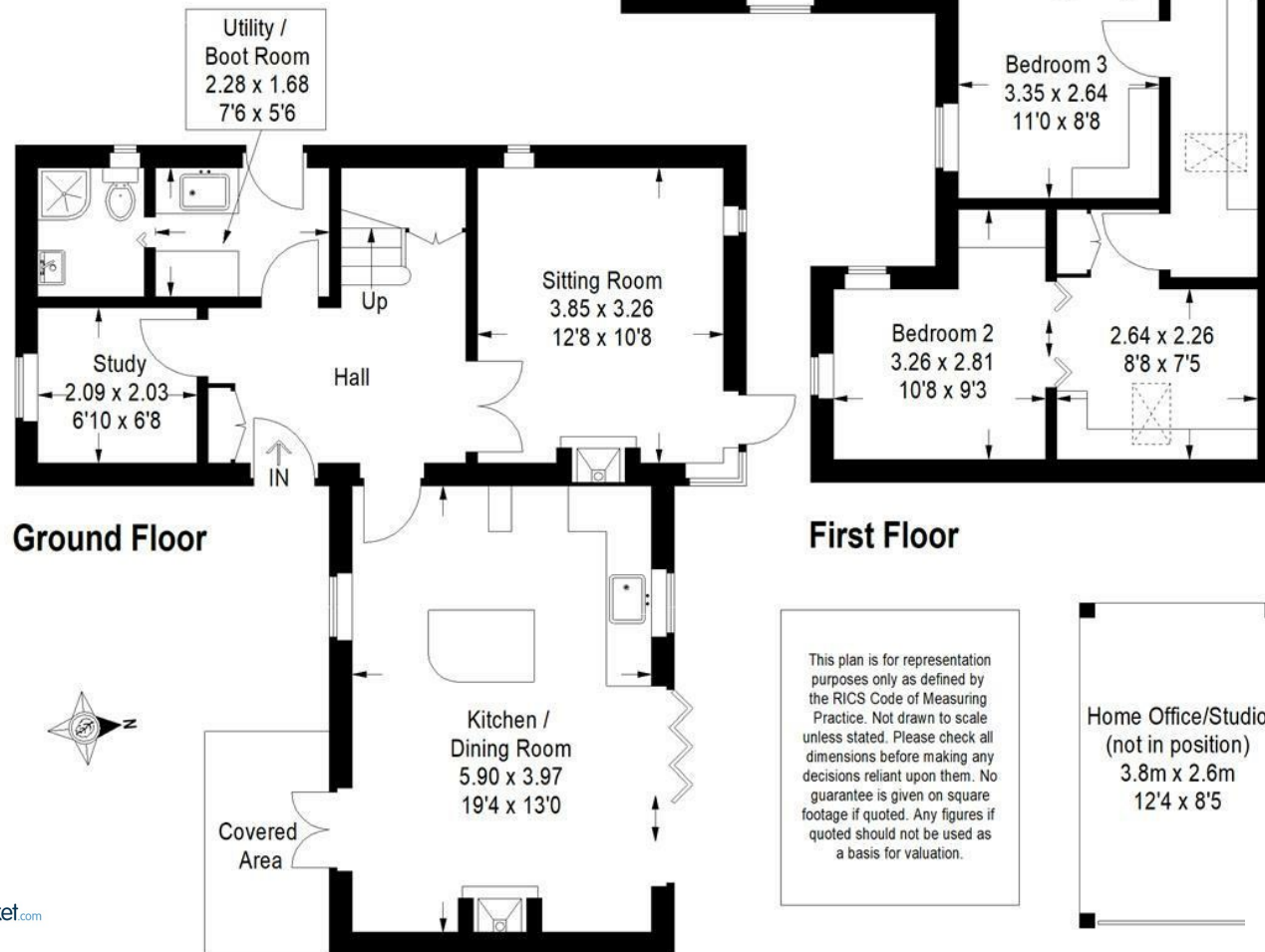
Energy Efficiency Rating B.



Directions: Leave Godalming in a southerly direction on the A3100 turning right at the roundabout by the Inn on the Lake and continuing on to Milford village. On reaching Milford village take the first exit left at the mini roundabout into Church Road. Continue to the next roundabout and take the second exit onto the Haslemere Road (A286). Continue along the A286 for approximately 1 ½ miles taking the third turning on your left hand side into Roke Lane. Continue along Roke Lane for 0.7 mile and the unmade lane leading to Little Barn will then be seen on your left hand side opposite the main entrance turning into Barrow Hills School.



Approximate Gross Internal Area
Ground Floor = 61 sq m / 657 sq ft
First Floor = 63.8 sq m / 687 sq ft
Total = 124.8 sq m / 1344 sq ft
(Excluding Home Office/Studio)



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. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.