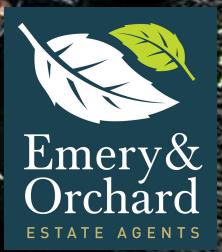




Little Barn Roke Lane
Witley Surrey GU8 5NS
Asking Price: £895,000 Freehold





- 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

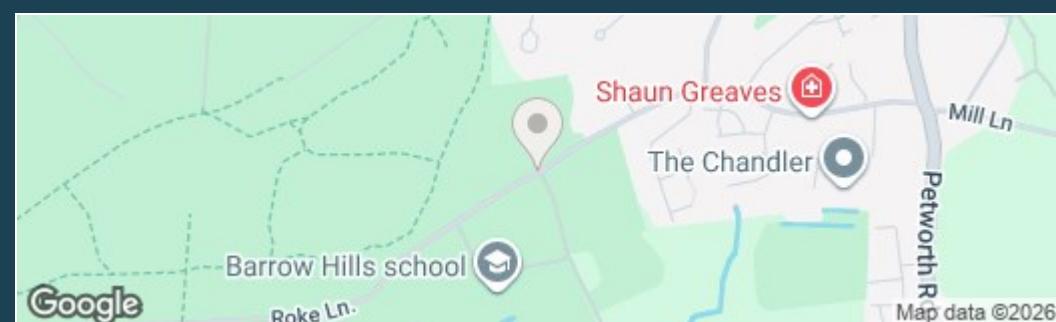
A3 - 2.1 miles M25 - 18.2 miles M3 - 18.0 miles

Council Tax Band D - Payable - £2477.87 TBC

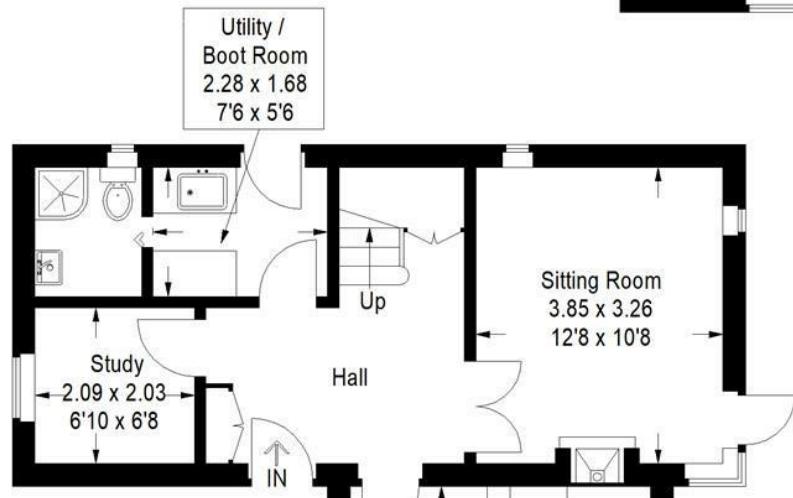
Energy Efficiency Rating B.



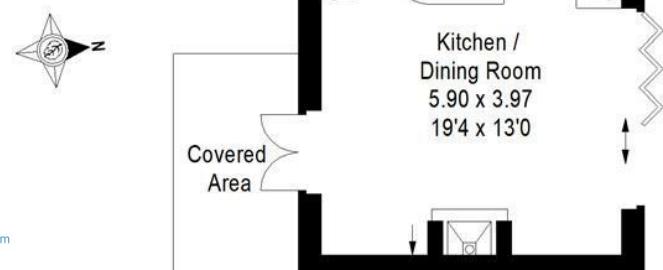
Directions: Leave Godalming in a southerly direction on the A3100 turning right at the roundabout by the Inn on the Lake and continuing on to Milford village. On reaching Milford village take the first exit left at the mini roundabout into Church Road. Continue to the next roundabout and take the second 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.



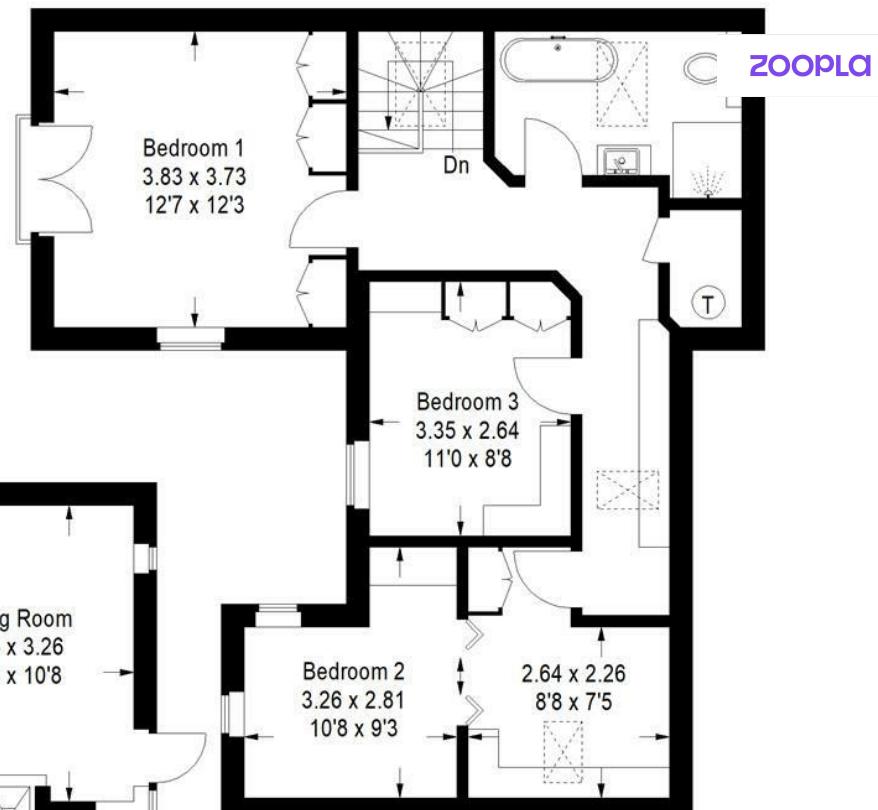
Approximate Gross Internal Area
 Ground Floor = 61 sq m / 657 sq ft
 First Floor = 63.8 sq m / 687 sq ft
 Total = 124.8 sq m / 1344 sq ft
 (Excluding Home Office/Studio)



Ground Floor



A member of 



First Floor

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. 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.



 PrimeLocation.com

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