Woodland

Gasden Lane | Witley | Godalming | GU8 5QB

Asking price £1,275,000

MASELLA COUPE

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A beautifully presented 1930's detached family home offering spacious and versatile accommodation, finished to an excellent standard throughout. Positioned on a generous plot backing onto the common, the property benefits from four double bedrooms, extensive parking and garage. EPC rating C.

- Detached Family Home
- Covered Outdoor Kitchen
- Kitchen/Breakfast room and separate utility room
- 4 Double Bedrooms
- Driveway with a garage and carport
- Large sitting/dining room

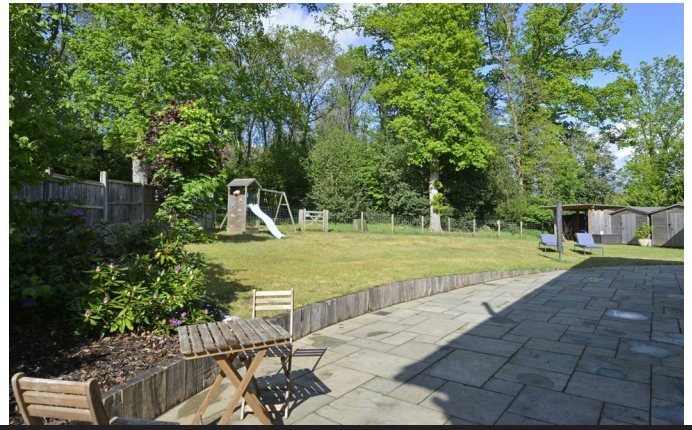
Entrance Hall

A wooden front door opens into a spacious entrance hallway, while wood flooring extends throughout the ground floor adding warmth and character.

Sitting / Dining Room

31'0 x 13'1 (9.45 x 3.98)

The sitting and dining room is a bright and spacious area featuring large windows to the front and double doors opening onto the rear patio, allowing plenty of natural light throughout the day. An archway with sliding doors connects the space to the kitchen, while the log burner adds a cosy focal point to the room.



Kitchen / Breakfast Room

26'9 x 11'0 (8.15 x 3.35)

The kitchen/breakfast room is fitted with a Rangemaster cooker with gas hob, alongside a range of eye and base level units providing ample storage and preparation space.

Utility Room

A separate utility room includes a sink, washing machine and WC, with glazed double doors providing access to the rear garden.

Bedroom 1

15'2 x 13'1 (4.62 x 4.00)

The principal bedroom benefits from extensive built-in wardrobe space, large front-facing windows and a modern en-suite bathroom comprising a walk-in shower, vanity sink unit and WC.

Ensuite

This ensuite bathroom is fitted with a corner shower cubicle, a wash basin with storage beneath, and a WC. Neutral tiling and a window add to the light and airy feel of the space.

Bedroom 3 and 4

Bedroom three and four are both generously sized double rooms, each benefiting from two windows and built-in wardrobes.

Bedroom 2

18'0 x 15'6 (5.48 x 4.73)

Bedroom 2 spans the entire second floor and is a spacious double room featuring Velux windows, built-in wardrobes and an en-suite bathroom with walk-in shower.

Bathroom

The family bathroom is fully tiled and fitted with a bath, separate walk-in shower, vanity sink unit and low-level WC.

Front Exterior

To the front of the property is a substantial driveway with covered parking for 2 vehicles, plus additional parking for a least 3 vehicles and a garage. Gates open onto a pathway leading to the front entrance, while the gardens wrap around the property with areas of lawn to both the front and rear.

Rear Garden

The rear garden enjoys a particularly private setting backing directly onto the common and has been designed with entertaining in mind. Features include a covered outdoor kitchen with pizza oven and gas BBQ, an extensive patio surrounding the property, two garden sheds and a covered log store.

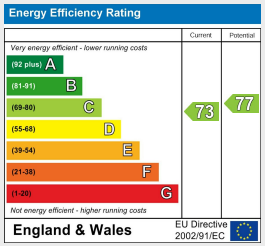
Gasden Lane, Witley

Approximate Gross Internal Area
Ground Floor = 88.3 sq m / 950 sq ft
First Floor = 87.2 sq m / 939 sq ft
Second Floor = 35.2 sq m / 379 sq ft
Total = 210.4 sq m / 2268 sq ft

Outbuildings = 100.4 sq m / 1080 sq ft
(Including Carport / Excluding Secure Store)

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.

Council Tax Band **F** EPC Rating **C**



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