



Arden Gasden Lane

Witley Surrey GU8 5RJ

Offers In The Region Of £575,000 Freehold





- Great Potential to Improve/Extend (STPP)
- No Onward Chain
- Entrance Porch & Large Entrance Hall
- Triple Aspect Sitting Room
- Kitchen/Dining Room
- Two Double Bedrooms
- Bathroom & Ensuite Shower Room
- Driveway
- Garage
- Plot Approx. 0.25 Of An Acre



In need of modernisation and offering great potential to extend, subject to planning permission. An attractive and spacious detached bungalow set in a large and secluded garden with the plot extending in all to approx. one quarter of an acre. The property provides accommodation that includes an entrance porch, large entrance hall, delightful triple aspect sitting room, kitchen/dining room along with two double bedrooms, one with an ensuite shower room, and family bathroom. Outside a large driveway provides ample off road parking and leads to a detached garage. The property occupies a popular location set in an established residential road in the popular village of Witley with its excellent local amenities, village store with post office, popular schools, bus routes and is within easy reach of the station and close to much common and heathland.







Main Line Station – 1.4 miles (Waterloo approx. 55 mins)

Village Centre – 0.5 miles Godalming – 3.3 miles

Infant School – 1 mile Junior School – 0.6 miles

Secondary School – 0.8 miles

Doctors – 0.3 miles Dentist – 0.6 miles

A3 – 2 miles M25 – 16.5 miles M3 – 15 miles

Council Tax Band – E Payable – £3170.48

EPC Rating – D



Directions: Leave Godalming in a southerly direction on the A3100 and at the roundabout by The Inn on the Lake take the right hand exit continuing under the railway bridge and on into the Portsmouth Road. Continue along the Portsmouth Road to Milford village and take the first turning left at the mini roundabout into Church Road. Continue to the next roundabout and take the first exit again, this time on the A283 Petworth Road. Continue onto Witley and turn right into Wheeler Lane immediately after The Star public house on your right. Continue along Wheeler Lane, which leads into Gasden Lane, for 0.4 of a mile and Arden will be found on your right.



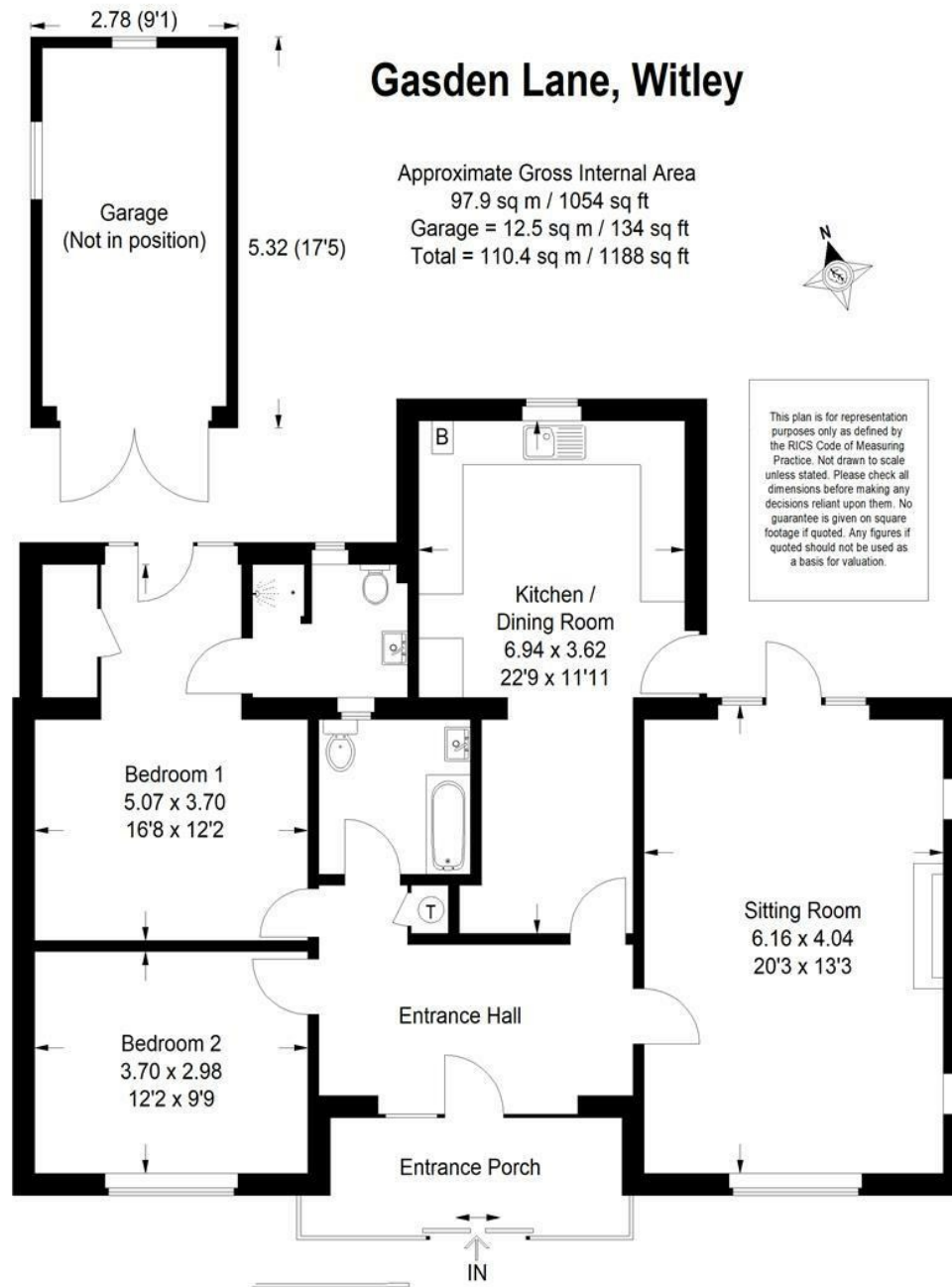
Gasden Lane, Witley

ZOOPLA

Approximate Gross Internal Area
97.9 sq m / 1054 sq ft
Garage = 12.5 sq m / 134 sq ft
Total = 110.4 sq m / 1188 sq ft



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.



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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.