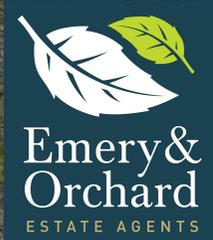




# Willowbrook Petworth Road

Witley Surrey GU8 5LU  
Guide Price: £925,000 Freehold





- Potential to Remodel/Develop
- No Onward Chain
- Two/Three Reception Rooms
- Kitchen
- Three/Four Bedrooms
- Bathroom & Shower Room
- Two Studios & Store Room
- Large Integral Workshop
- Driveway & Double Carport
- South Westerly Facing Garden Plot Approx. 0.2 Of An Acre



An opportunity to purchase an attractive and substantial detached house believed to have been built around 1900 offering great potential for modernisation/development. The property has commercial origins, having formed part of a flower nursery, and provides adaptable accommodation that could suit a wide range of different requirements, or for redevelopment, subject to planning permission. The property occupies great location 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 much common and heathland.











Main Line Station – 1.1 miles (Waterloo approx. 55 mins)

Village Centre – 50 meters Godalming – 3 miles

Infant School – 0.5 miles Junior School – 0.3 miles

Secondary School – 0.5 miles

Doctors – 0.2 miles Dentist – 0.1 miles

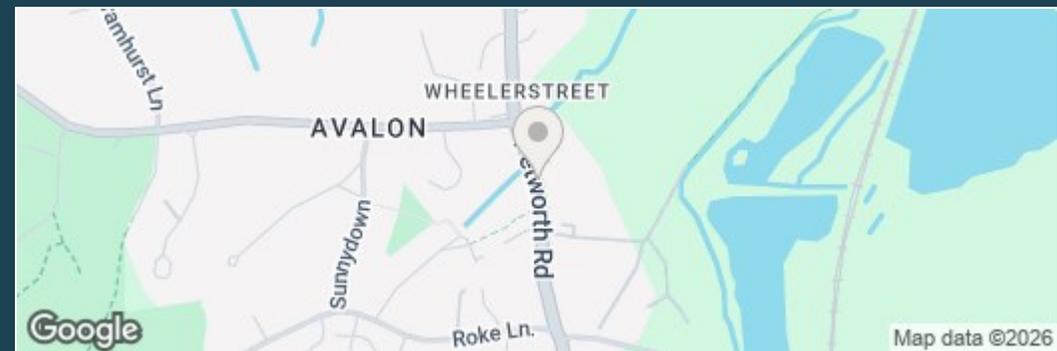
A3 – 2 miles M25 – 16 miles M3 – 16 miles

Council Tax Band – G Payable – £4129.78p (2025/26)

EPC Rating – D

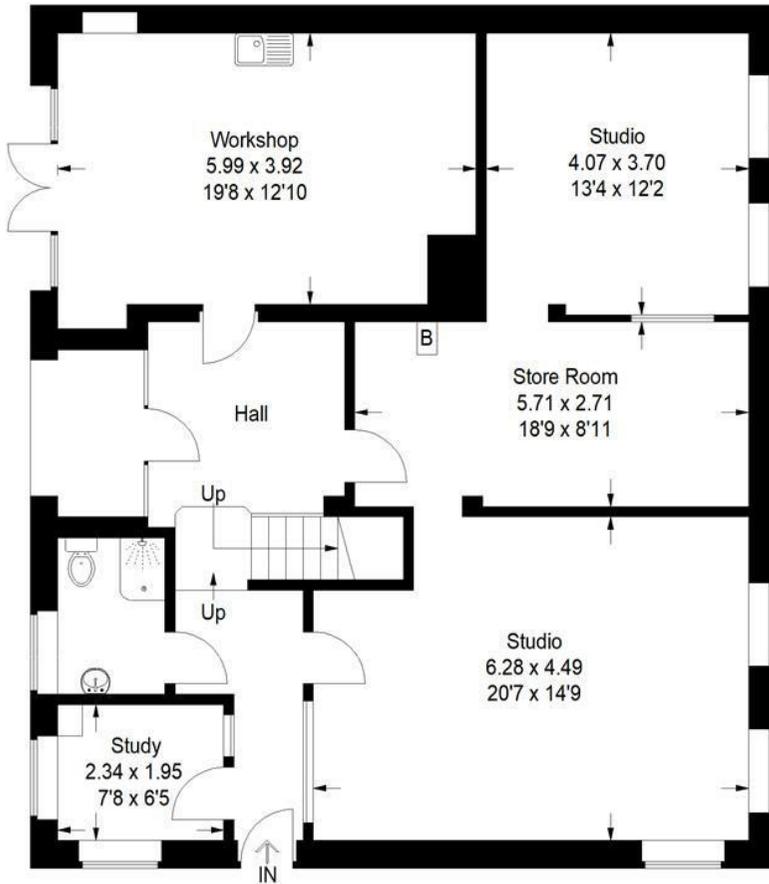


Directions: Leave Godalming in a southerly direction on the A3100 to Milford and on entering Milford Village take the first exit left at the mini roundabout onto Church Road. Continue to the next roundabout and take the first exit again, this time on the A283/Petworth Road. Continue along the Petworth Road for approximately one mile and once you pass the turning on your right for Wheeler Lane, Willowbrook will be found as the third house on the right after approximately 100 meters.

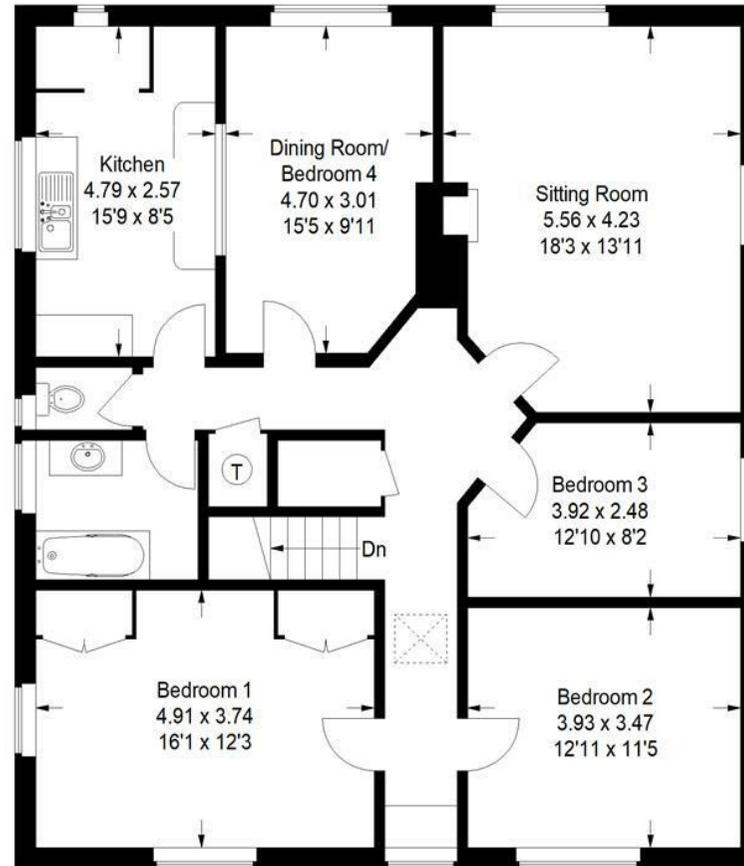


# Petworth Road, Witley

Approximate Gross Internal Area  
 Ground Floor = 112.3 sq m / 1209 sq ft  
 First Floor = 120.4 sq m / 1296 sq ft  
 Total = 232.7 sq m / 2505 sq ft



Ground Floor



First Floor



**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.

