



# 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 Studio & Large Gravelled Driveway



A truly exceptional and individually designed detached home, built just seven years ago to a high specification and enjoying a wonderfully private semi-rural setting on the outskirts of Witley. Tucked away at the end of a quiet unmade lane, the property offers a peaceful and secluded position just moments from the open countryside of Mare Hill Common. A generous private driveway provides extensive parking for numerous vehicles, while the surrounding gardens enhance the sense of privacy, creating an ideal countryside retreat.











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

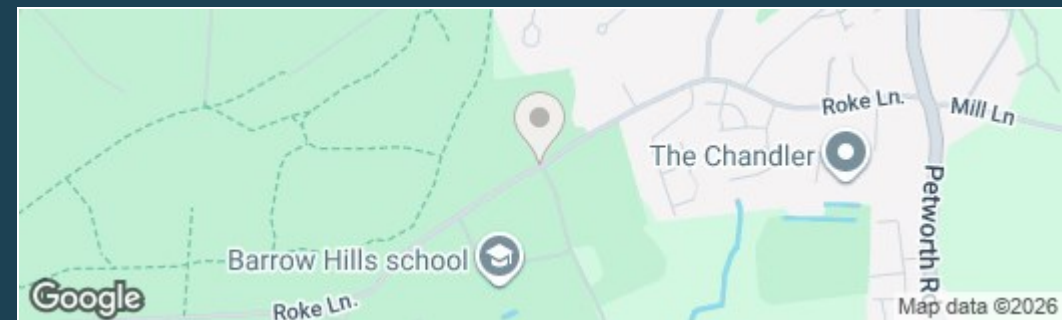
A3 – 2.1 miles M25 – 18.2 miles M3 – 18.0 miles

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.



# Roke Lane, Witley

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 Car Port)

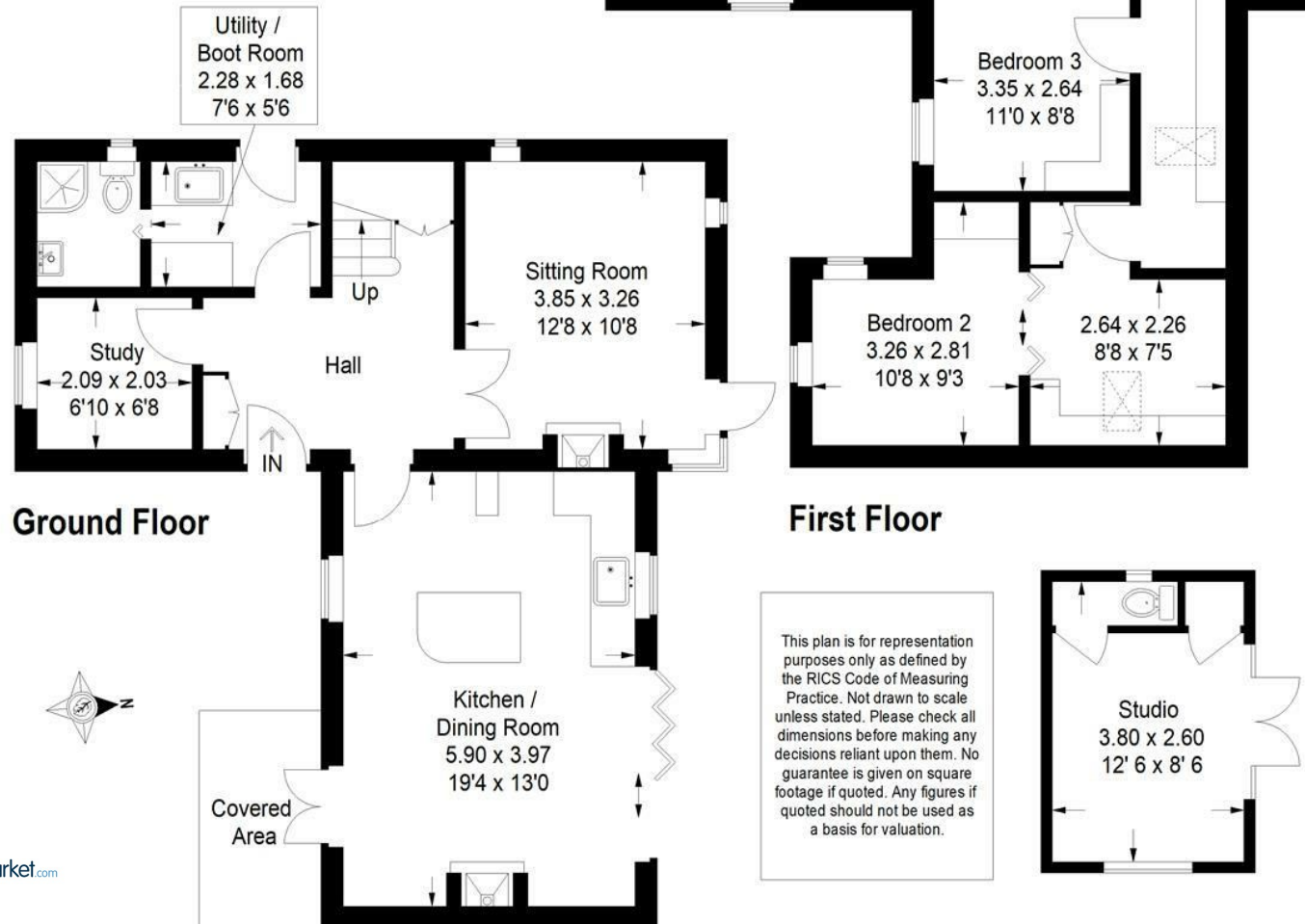


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This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



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.