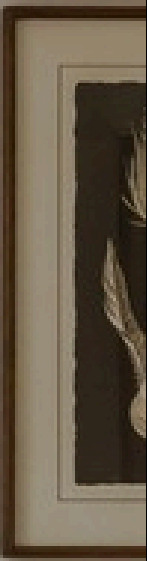


18 GEORGE ELIOT CLOSE

Witley



Chantries
& Pewleys

ESTATE AGENTS



AT A GLANCE

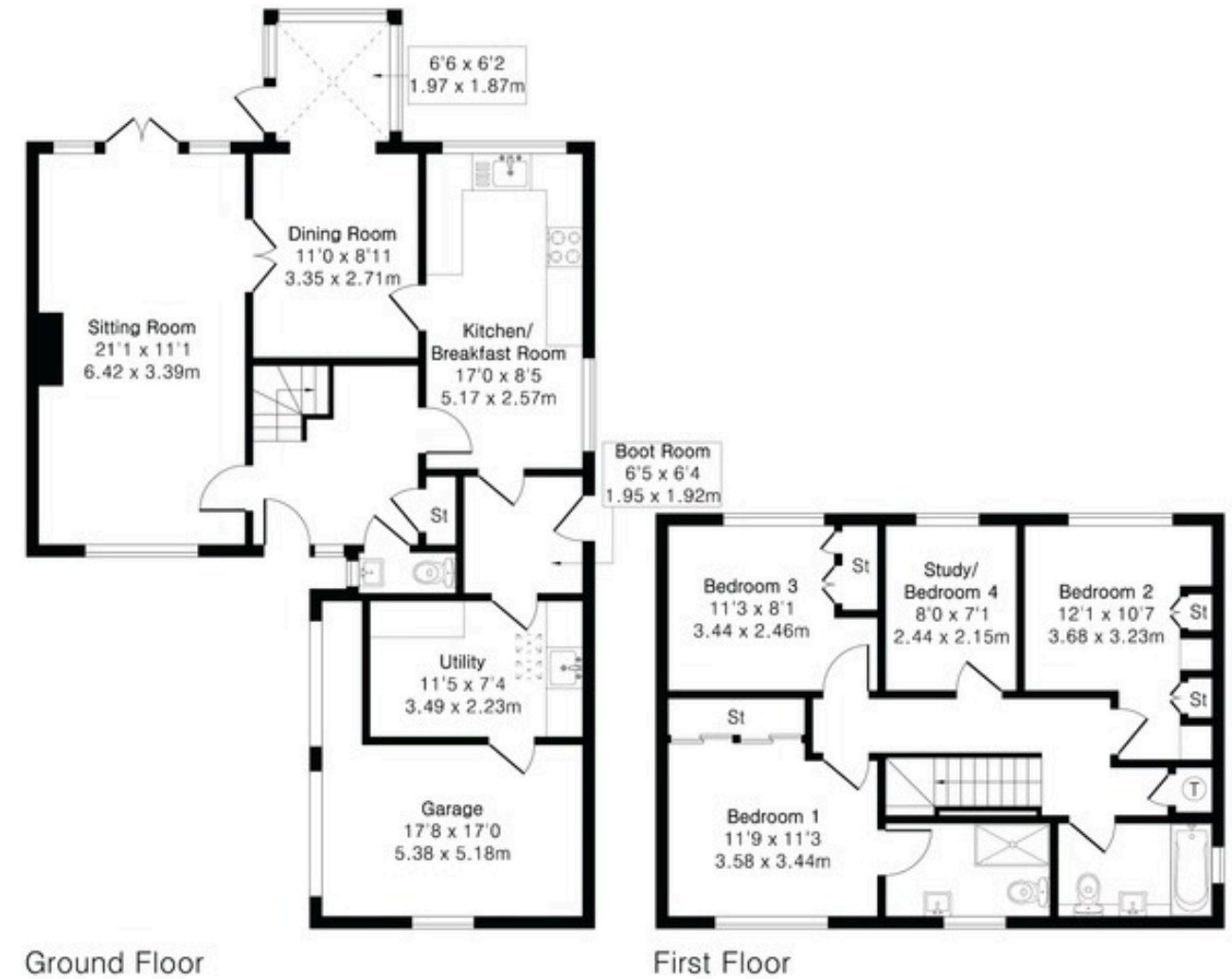
- Detached four-bedroom family home
- Quiet and popular cul-de-sac setting
- Approx. 1,615 sq ft (150 sq m) including garage
- Generous 21ft double aspect sitting room
- Kitchen/breakfast room plus separate dining room
- Conservatory overlooking the garden
- Utility room, boot room and cloakroom
- Four bedrooms and two bathrooms
- Private landscaped rear garden with entertaining terrace
- Driveway parking and integral garage

Tenure: Freehold. Council Tax Band: F. EPC: C

**Approximate Gross Internal Area 1615 sq ft - 150 sq m
(Including Garage)**

Ground Floor Area 998 sq ft – 93 sq m

First Floor Area 617 sq ft – 57 sq m



FROM THE AGENT

"I love the balance this property offers – tucked away in a quiet residential setting yet incredibly convenient for everyday life. The accommodation feels light and well considered, and the garden and outdoor entertaining space make this an easy home to enjoy all year round."

Andrew Blagden
Sales Associate



BRIGHT & WELCOMING

The house has clearly been carefully maintained and improved to create a home that feels bright, welcoming and ready to move straight into.

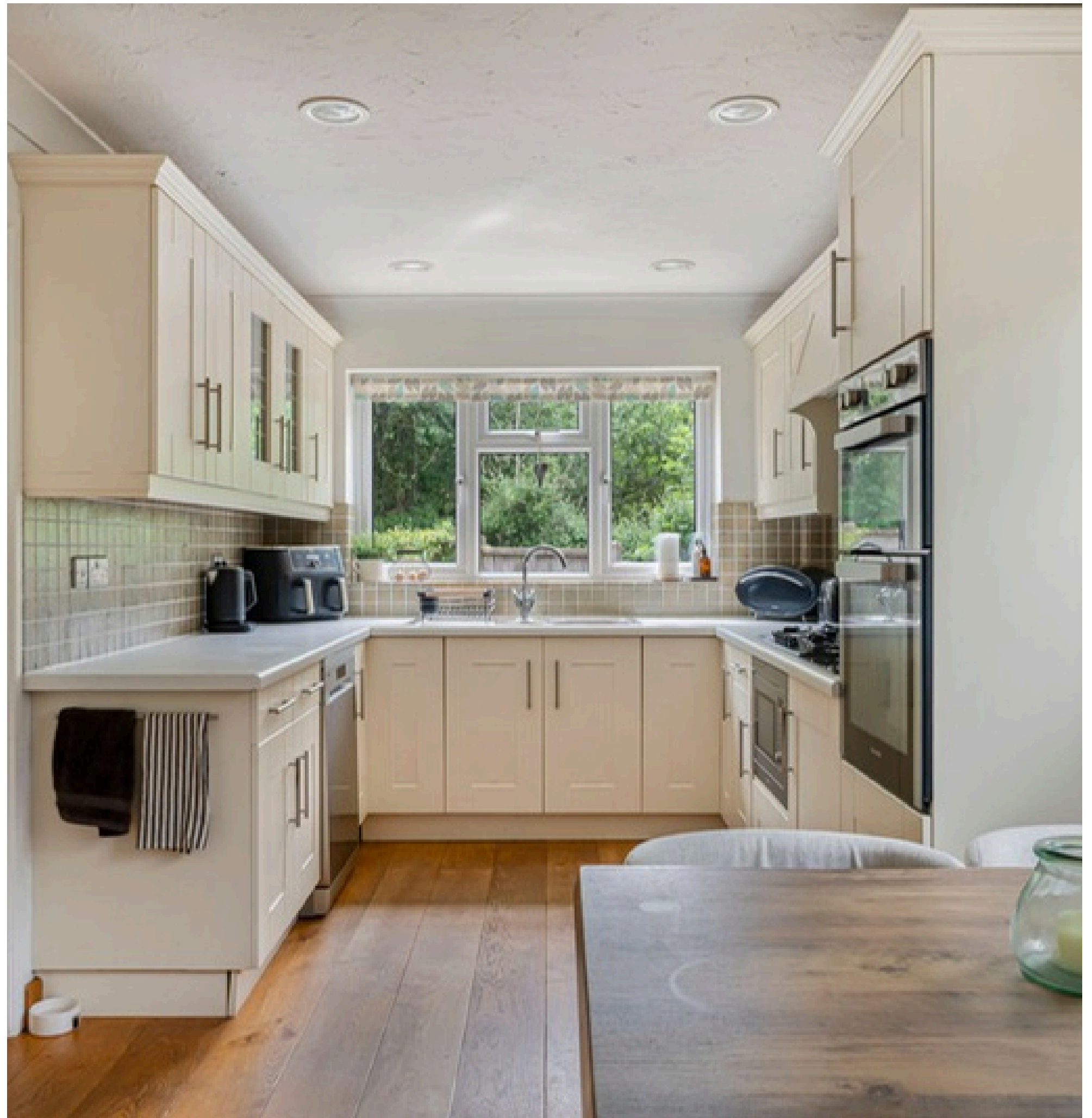
The accommodation is arranged around a generous entrance hall which provides an immediate sense of space. There is an impressive sitting room extending to over 21ft in length – a superb reception space with proportions that allow for both everyday family living and entertaining.



KITCHEN & DINING

To the rear, the kitchen/breakfast room has been fitted in a timeless style with excellent storage and workspace and provides ample room for informal dining. The kitchen connects naturally into the separate dining room, which links with the sitting room and in turn opens into the conservatory, creating flexible living space with an excellent relationship to the garden.

Practicality has also been considered with a separate utility room, useful boot room and cloakroom/WC completing the ground floor accommodation. Internal access to the generous garage provides further versatility.



BEDROOMS & BATHROOMS

Upstairs, the property offers four bedrooms arranged around a spacious landing. The principal bedroom enjoys fitted storage and is served by modern bathroom facilities, while the remaining bedrooms offer excellent flexibility for family life, guests or those requiring a dedicated work-from-home space.





GARDEN & SETTING



To the front, a block-paved driveway provides generous off-road parking and access to the integral garage. The rear garden has been thoughtfully landscaped to create an attractive and private outdoor environment. A covered seating area immediately adjoins the house and a separate decked area enjoys complete privacy — making these areas that can be enjoyed throughout the seasons. Beyond, an area of lawn is framed by mature planting and established boundaries, creating a lovely backdrop for family life and entertaining.

Situated in a highly regarded and quiet cul-de-sac position, the property enjoys excellent convenience for everyday living. Local schooling for all age groups is close by together with a doctors surgery, village shop, post office and two popular pubs. The surrounding area also offers access to countryside walks while remaining well connected for larger centres and transport links. Milford railway station is under 1.5 miles.





 Chantry's & Pewley's

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