

47 Chichester Close

Witley Surrey GU8 5PA

Asking Price: £435,000 Freehold

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HELLO SUNSHINE

- Village Location Close to Popular Schools
- No Onward Chain
- Entrance Hall
- Fabulous Sitting/Dining Room
- Stylish Fitted Kitchen
- Three Bedrooms
- Bathroom
- Double Glazing & Gas Central Heating
- Garage in Block
- Attractive South Facing Garden



An attractive and much improved three bedroom family house, with delightful south facing garden, providing well planned accommodation that includes a fabulous dual aspect sitting/dining room, stylish fitted kitchen, three bedrooms and a family bathroom. The house also benefits from double glazing, gas central heating and a garage in nearby block. The property occupies a great location forming part of a small cul de sac close to the centre of the pretty Surrey Village of Witley with its excellent local amenities, village store with post office, two village pubs, popular schools, bus routes and is within easy reach of the station and only moments from much common and heathland.

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The Lynes











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

Village Centre – 0.5 miles Godalming – 3.2 miles

Infant School – 0.7 miles Junior School – 0.3 miles

Secondary School – 0.9 miles

Doctors – 0.4 miles Dentist – 0.3 miles

A3 – 2.2 miles M25 – 16.8 miles M3 – 17 miles

Council Tax Band – D Payable – £2594.03 (2026/27)

EPC Rating – C

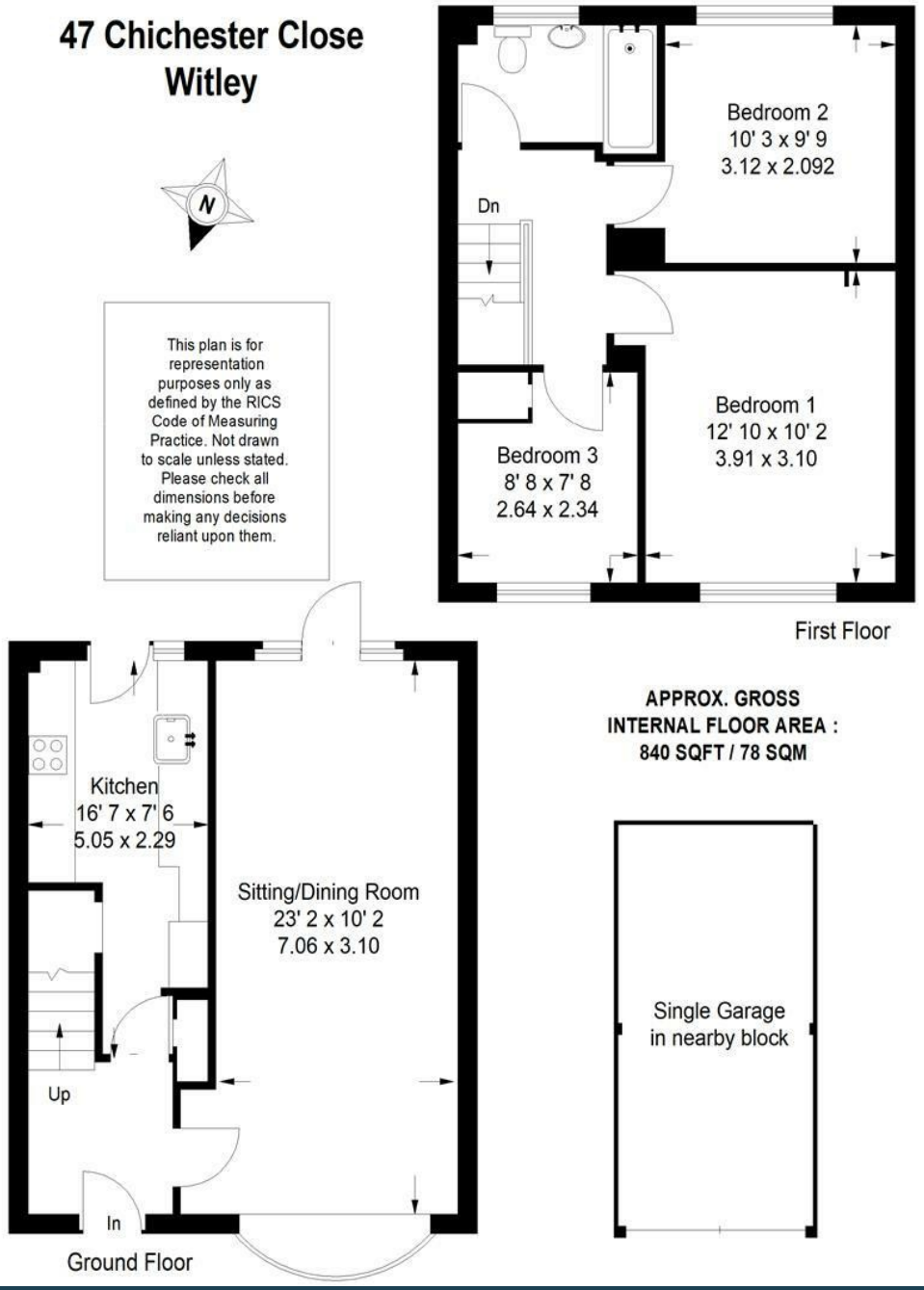




Directions: Proceed out of Godalming in a southerly direction on the A3100 towards Milford and on reaching Milford take the first exit left at the mini roundabout into Church Road. Continue to the next roundabout and take the first exit again this time on to the A283 Petworth Road continuing towards Witley village. Turn right into Wheeler Lane immediately after The Star Public House and take the second turning on your left hand side into Sunny Hill. Continue along Sunny Hill bearing sharply round to the right into Roke Lane and then first left into Chichester Close.



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Witley



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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.