



50 Sunnyhill

Witley Surrey GU8 5RW

Guide Price: £495,000 Freehold



- Popular Village Location
- Potential to Extend (STPP)
- Fabulous Sitting/Dining Room
- Kitchen/Breakfast Room
- Bathroom
- Three Double Bedrooms
- Dressing Area
- Double Glazing & Gas Central heating
- Driveway
- Large Southerly Facing Garden



An attractive and extended three bedroom family house with driveway and large southerly facing garden, providing bright, well planned and adaptable accommodation, as well as offering potential for further extension, subject to planning permission. The accommodation includes an entrance hall, downstairs bathroom, fabulous sitting room/dining room, kitchen/breakfast room and three double bedrooms, one with a dressing area. The house is located 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 – 1.2 miles (Waterloo approx. 55 mins)

Village Centre – 0.3 miles Godalming – 3 miles

Infant School – 0.9 miles Junior School – 0.3 miles

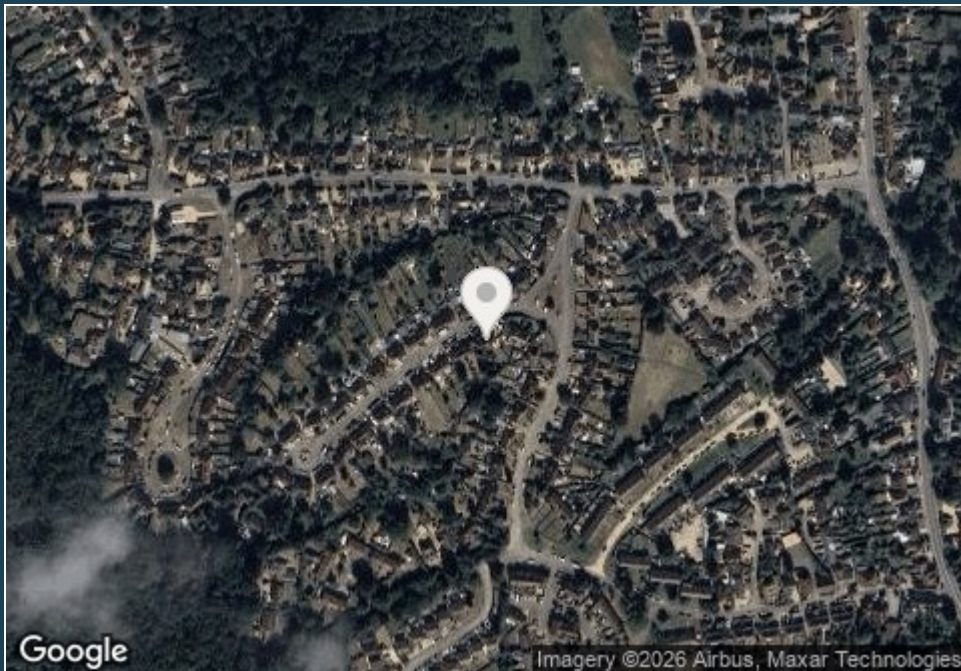
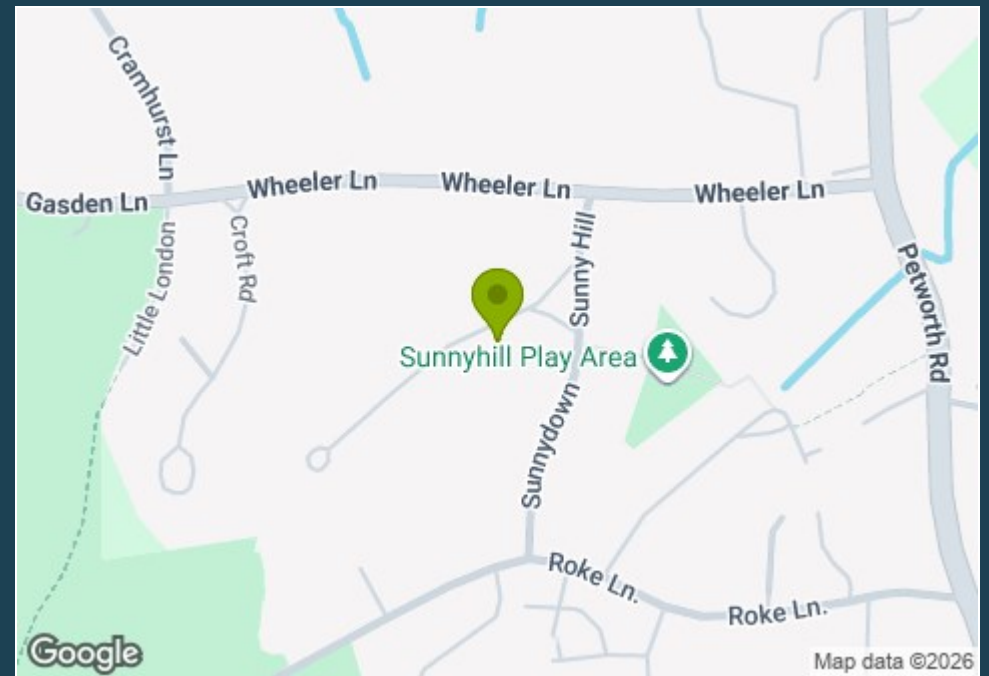
Secondary School – 0.7 miles

Doctors – 0.2 miles Dentist – 0.3 miles

A3 – 2 miles M25 – 16.5 miles M3 – 16 miles

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

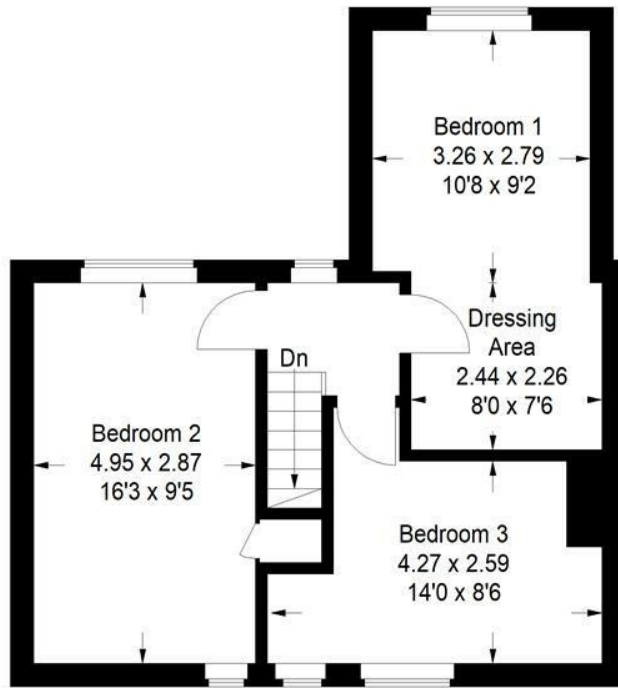
EPC Rating – D



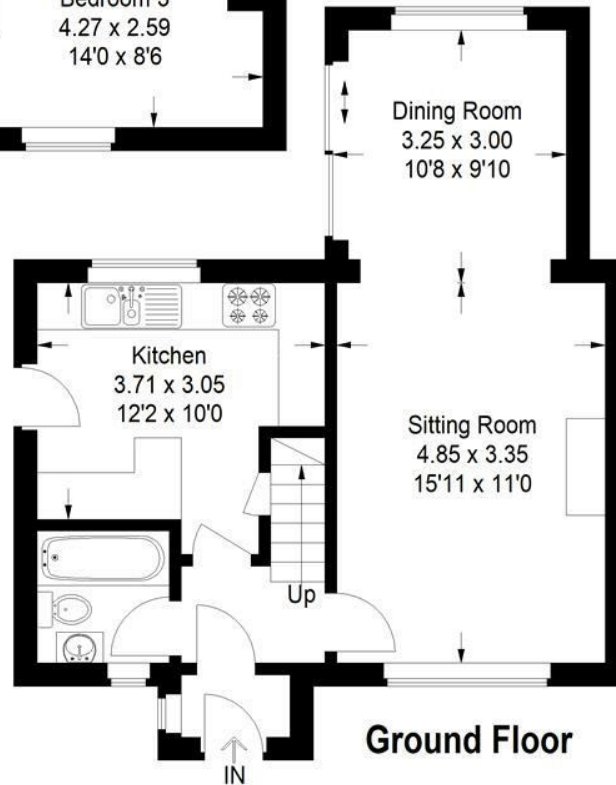
Directions: Proceed out of Godalming in a southerly direction on the A3100 towards Milford and on reaching Milford village take the first exit left at the mini roundabout into Church Road. Continue on to the next roundabout and take the first exit again this time on the A283 Petworth Road. Continue on towards Witley village and turn right immediately after The Star public house into Wheeler Lane. Continue along Wheeler Lane and take the second turning on your left hand side into Sunnyhill. Continue to the brow of the hill and turn right, which is a continuation of Sunnyhill, and 50 will be found on your left where you should see our For Sale board.

Sunnyhill, Witley

Approximate Gross Internal Area
 Ground Floor = 47.0 sq m / 506 sq ft
 First Floor = 44.8 sq m / 482 sq ft
 Total = 91.8 sq m / 988 sq ft



First Floor



This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.