



New Dawn Gasden Lane

Witley GU8 5QB

Guide Price: £625,000 Freehold



- Popular Village Location
- No Onward Chain
- Potential to Update & Extend (STPP)
- Delightful Sitting Room
- Kitchen/Breakfast Room
- Conservatory
- Two Bedrooms & Bathroom
- Large Loft With Window & Space Saver Staircase
- Driveway and Large Garage
- Attractive Garden



Offered for sale with no onward chain. An attractive and individual detached bungalow set in a highly sought after location and offering great potential for some updating and extending, subject to planning permission. The property provides adaptable accommodation that includes a delightful dual aspect living room, kitchen, good size conservatory as well as two bedrooms and a bathroom. There is also a loft with window that is accessed via a space saver staircase. The property has a driveway, large garage and attractive garden and occupies a great location within easy reach of the village centre with its excellent local amenities, village store with post office, two village pubs, popular schools, bus routes, station and only moments from much common and heathland.









Main Line Station – 1.5 miles (Waterloo approx. 55 mins)

Village Centre – 0.7 miles Godalming – 3 miles

Infant School – 1.3 miles Junior School – 0.8 miles

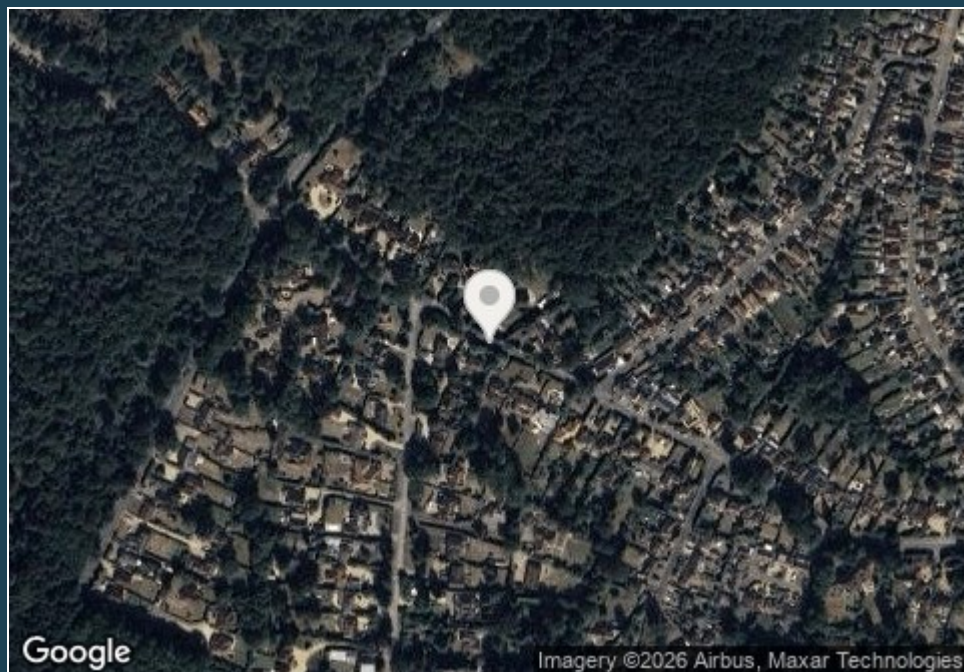
Secondary School – 0.7 miles

Doctors – 0.5 miles Dentist – 0.8 miles

A3 – 2 miles M25 – 16 miles M3 – 15.5 miles

Council Tax Band – E Payable – £3170.48p

EPC Rating – D

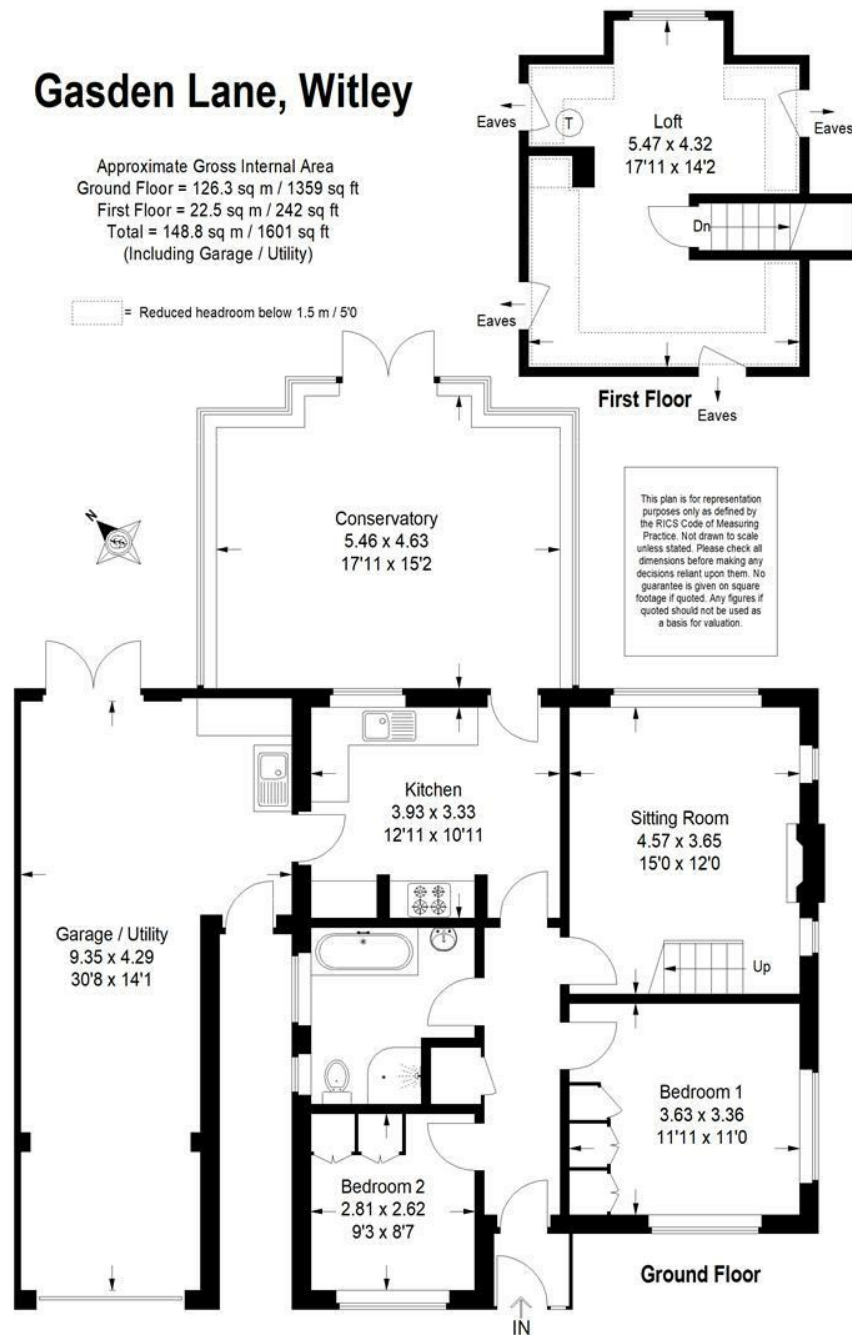


Directions: Leave Godalming in a southerly direction on the A3100 towards Milford Village. On reaching the village take the first exit left at the mini roundabout into Church Road. At the next roundabout take the second exit onto the A286/Haslemere Road. Continue for approximately one mile and turn left into Gasden Lane. Continue along Gasden Lane and shortly after the turning for Gasden Copse, New Dawn will be found after a short distance on the left hand side where you should see our for sale board.

Gasden Lane, Witley

Approximate Gross Internal Area
Ground Floor = 126.3 sq m / 1359 sq ft
First Floor = 22.5 sq m / 242 sq ft
Total = 148.8 sq m / 1601 sq ft
(Including Garage / Utility)

 = Reduced headroom below 1.5 m / 5'0"



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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.