



18 Sunny Hill, Witley, Godalming, Surrey, GU8 5RN

CLARKE  GAMMON

**18 SUNNY HILL, WITLEY,
GODALMING, SURREY, GU8 5RN**

NO ONWARD CHAIN

OPPORTUNITY TO
MODERNISE

THREE BEDROOMS

FITTED KITCHEN

DOWNSTAIRS BATHROOM

POTENTIAL TO EXTEND, STPP

LARGE GARDEN EXTENDING
TO APPROX.180 FEET

QUIET CUL-DE-SAC
LOCATION

1.3 MILES TO MILFORD
STATION

EPC: C



A 3-bedroom semi-detached property with a large garden, offering no onward chain . The property offers convenient access to Milford station and the larger town of Godalming.

THE PROPERTY

Offering no onward chain, this three-bedroom semi-detached property offers an incoming purchaser the opportunity to create an individual home. Although in need of some cosmetic work, the property offers scope to create a comfortable and personalised living space. There is the potential to extend to the side and rear, subject to planning permission.

Accommodation comprises: entrance hallway with storage cupboard; living room with access to understairs storage; kitchen with beech effect units and stainless steel sink; bathroom with three-piece suite complete with shower. Upstairs, there are two double bedrooms along with a generous single.



THE GROUNDS

One of the main selling points is the garden, which is mainly laid to lawn and extends to approximately 180 feet in length. This is the perfect space for either entertaining, erection of sheds or for the keen gardener. There is another garden to the front of the property which is laid to shingle. Parking is readily available and in plentiful supply.

SITUATION

The property is situated in a cul-de-sac in the heart of the village of Witley with a convenience store incorporating a Post Office, two local pubs, The White Hart and The Star, train stations at Milford and Witley (on the Portsmouth Direct Line to London Waterloo) and nearby to highly-regarded schools including Witley CoE Infant Primary School and The Chandler CoE Junior School, Barrow Hills Prep and King Edwards. The large towns of Godalming and Haslemere are approximately four and five miles away respectively. Nearby, Godalming is a historic market town in south-west Surrey, situated on the River Wey and surrounded by beautiful countryside; it has a great sense of community and widely considered to be a very desirable place to live. One of its distinguishing landscape features is the large central water meadow area known as the Lammas Lands, there are five conservation areas in and around the town and more than 350 listed historic buildings. Godalming still retains a high street market every Friday with monthly farmers markets through the Spring/Summer, the occasional visiting French and Italian markets and an annual Godalming Food Festival. The town offers a great selection of restaurants, pubs and cafes plus independent and national retailers amongst its attractive streets. Being on the route from London to Portsmouth, the town is close to the A3 with regular rail services to London Waterloo in approx. 45 minutes. Sporting and recreational facilities are well catered for plus a number of golf courses nearby.

GUILDFORD | 8.7 miles

LONDON WATERLOO | approx. 54 minutes by train (from Milford station)

GODALMING | 3.6 miles

HASLEMERE | 6.2 miles

CENTRAL LONDON | 40 miles

HEATHROW AIRPORT | 30 miles

Sunnyhill, Witley, Godalming, GU8

Approximate Area = 722 sq ft / 67 sq m

For identification only - Not to scale

LOCAL AUTHORITY

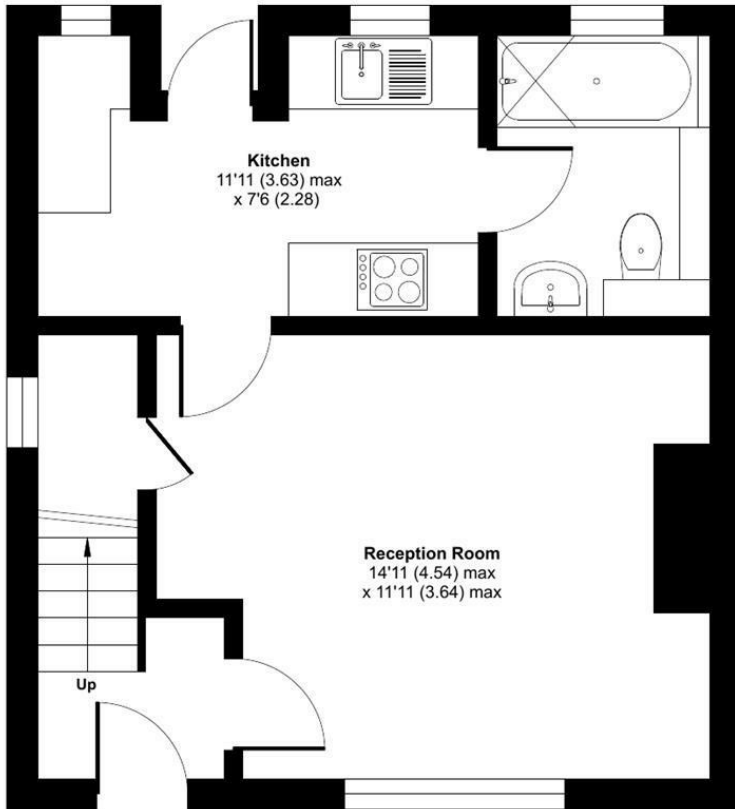
Waverley Borough Council

COUNCIL TAX

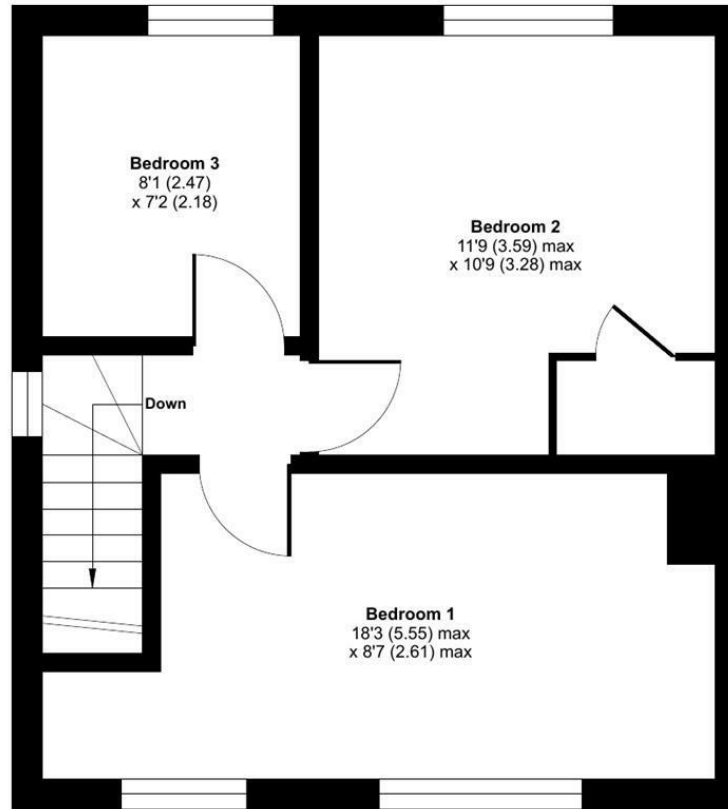
Band: C

SERVICES

Mains water, electricity, mains drainage
gas central heating



GROUND FLOOR



FIRST FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Clarke Gammon. REF: 1205557

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CG GUILDFORD OFFICE

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

T: 01483 880900

E: guildford.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

Head south on the Petworth Road (A283) from Milford. Turn right when you reach 'The Star' public house, into Wheeler Lane. Take the next left into Sunny Hill. As you reach the green, bear right. Number 18 is on the right hand side of the road.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

