

14 Chichester Close

Witley Surrey GU8 5PA



EMERY & ORCHARD
ESTATE AGENTS



A bright, well presented and spacious four bedroom detached family house with south west facing rear garden set in a small cul-de-sac and located within easy reach of the A3 and main line station.

Asking Price Of:
£575,000 Freehold
No onward chain

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Entrance Hall ♦ Sitting Room ♦ Dining Room ♦ Kitchen ♦ Utility Room ♦ Cloakroom
♦ Four Bedrooms ♦ Bathroom ♦ Gas Heating ♦ Double Glazed Windows ♦ Double Garage ♦ Enclosed Rear Garden

DESCRIPTION: Number 14 Chichester Close is a modern four bedroom detached family home, believed to have been built in the 1970s being traditionally constructed with brick elevations under a pitched tiled roof. Internally the house provides bright, spacious and adaptable accommodation which includes on the ground floor a sitting room, dining room, kitchen with adjoining utility room as well as a cloakroom. On the first floor there are four double bedrooms and a bathroom. The house also benefits from replacement sealed unit double glazed windows and gas fired central heating. Outside, there is a double width driveway leading to an integral double garage. The gardens are arranged principally to the rear of the house and enjoy a good deal of privacy enjoying south westerly aspect. The house is likely to appeal to purchasers seeking a family house in a village location that is within easy reach of good local amenities including excellent schools and main line station serving London Waterloo.

SITUATION: The property is located in Chichester Close, a small cul-de-sac located approximately ½ mile from the centre of the pretty Surrey village of Witley, which lies approximately 3½ miles to the south west of Godalming. At Witley there is a general store/off license, a newsagent, two typical village pubs and a doctors and dentists surgery. There are schools to suit all age groups in the surrounding area including Witley Infants School, The Chandler Junior School and the popular Rodborough Secondary School. For the commuter, Witley main line station serves Waterloo in under one hour while access to the A3 is available at Milford and provides road communication to London and the south coast as well as access to Heathrow and Gatwick airports via the M25 and M23 motorways. Milford village is nearby and provides a greater variety of shops catering for most day to day needs as well as a further main line station. Godalming town centre offers a comprehensive range of leisure and recreational facilities together with a wide choice of public houses and restaurants. The county town of Guildford is also easily reached by car. Witley is a village surrounded by much open countryside and for the walking and riding enthusiast there are many areas of common and heathland, much of which is owned or managed by the National Trust.

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 to the next roundabout and take the second exit onto the Haslemere Road (A286). Continue along the A286 for approximately 1½ miles taking the third turning on your left hand side into Roke Lane. Continue along Roke Lane for approximately ½ mile and Chichester Close will then be seen on your right hand side.

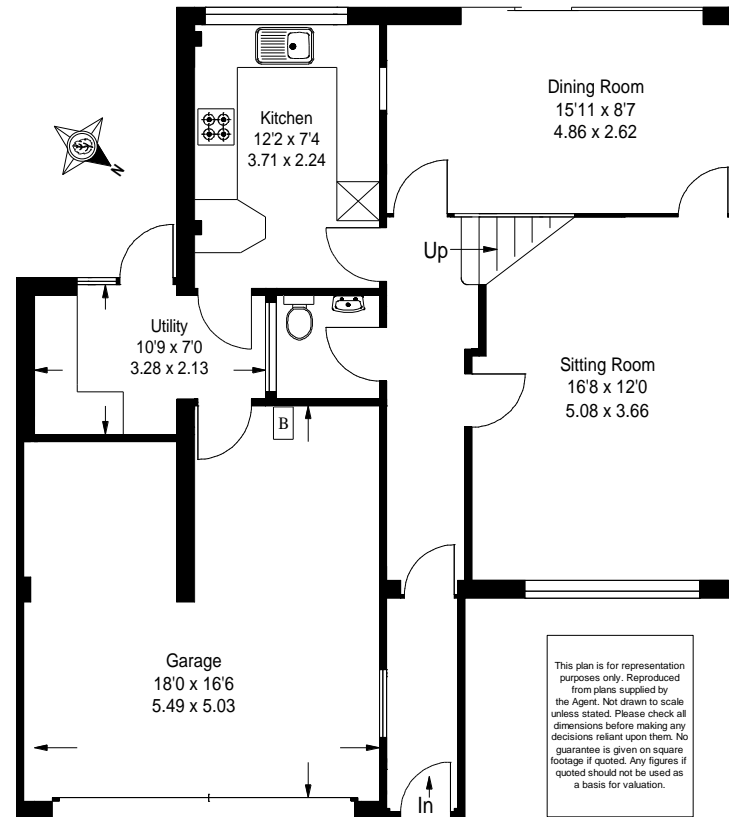
Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these 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 this may vary.



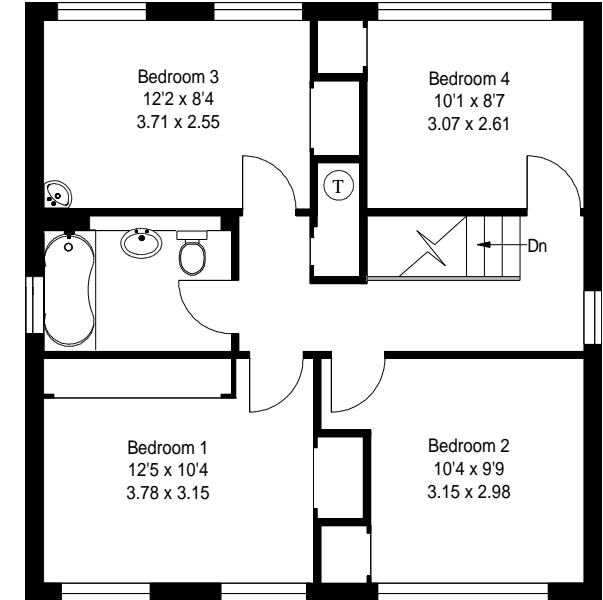
Milford Main Line Station – 1.5 miles (Waterloo approx 45/50 mins) Godalming – 3.3 miles Guildford – 8.3 miles
 Farnham – 9.2 miles Haslemere – 5.7 miles Gatwick – 34.5 miles Heathrow – 31.7 miles
 A3 – 2.1 miles M25 – 19 miles M3 – 18.4 miles



14 Chichester Close, Witley



Ground Floor



First Floor

Approximate Gross Internal Area :-
 Ground Floor 84.2 sq mt / 906 sq ft
 First Floor 60.0 sq mt / 645 sq ft
 Total 144.2 sq mt / 1551 sq ft

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

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
A (92-100)	83	A (92-100)	83
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs			
68		64	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	