

# 2 Wheeler Street

Witley Surrey GU8 5LX



EMERY & ORCHARD  
ESTATE AGENTS



A delightful four bedroom character house set in the conservation area of Witley being within easy reach of all local amenities including the A3 and Milford main line station.

**Asking Price: £585,000**  
**Freehold**

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Gabled Entrance Porch ♦ Double Aspect Sitting Room ♦ Dining Room ♦ Kitchen  
Four Bedrooms ♦ Bathroom ♦ Gas Central Heating ♦ Period Features ♦ Open fireplace  
23ft Adjoining Brick Outhouse ♦ Enclosed Rear Garden

**DESCRIPTION** 2 Wheeler Street is a delightful four bedroom mid terrace cottage having brick elevations with leaded light windows under a pitched clay tiled roof. The house retains many character features of its period and provides well planned accommodation arranged over three floors which includes on the ground floor, a gabled entrance porch, double aspect living room with open fireplace, dining room and kitchen. On the first floor there is a landing, three bedrooms and a spacious bathroom whilst on the second floor there is a further 26ft bedroom which could easily be divided into two rooms if required. Outside, to the front of the cottage there is a pretty walled garden. The rear gardens are particular feature of the cottage and enjoys a good degree of seclusion having a large paved patio area leading onto a generous level lawn. Adjoining the house there is also a very useful 22ft brick built outhouse for which the present owners have planning permission granted to enlarge and incorporate into the property creating an impressive new kitchen/family room. The property is likely to appeal to purchasers seeking a period property in a central village location and internal inspection is highly recommended.

N.B. There is a right of way on foot across the rear garden for neighbouring properties access their gardens.

**SITUATION** 2 Wheeler Street occupies a convenient location set within the conservation area near to 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, newsagents, two typical village pubs and a doctors and dentists surgery. There are schools to suit all age groups in the surrounding area including the popular Rodborough Secondary School, the Chandler Junior School and Witley First School. For the commuter, Witley main line station serves Waterloo in approximately 1 hour while access to the A3 is available at Milford providing road communication to London and the south coast as well as giving access to both Heathrow and Gatwick airports via the M25 and M23 motorways. Milford village is nearby and provides a greater variety of local shops catering for most day to day needs and there is also a main line station serving Waterloo in under one hour. The town centres of Godalming, Haslemere and Guildford are all easily reached by car and provide a more comprehensive range of facilities. Witley is a village surrounded by much open countryside and for the walking enthusiast there are many areas of common and heathland nearby, much of which is owned or managed by the National Trust.

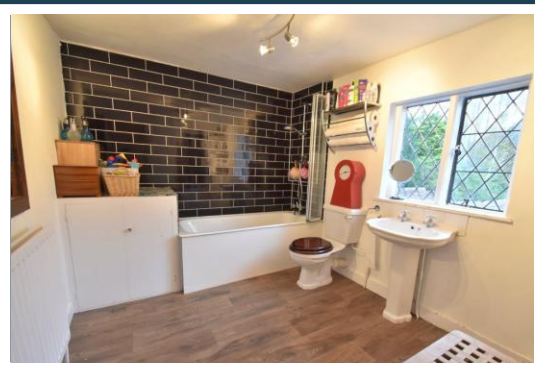
**Directions:** Leave Godalming in a southerly direction on the A3100 turning right at the mini roundabout by the Inn on the Lake and continuing under the railway bridge and on into Milford village. On reaching Milford village take the first exit left at the mini roundabout into Church Road. At the next roundabout take the first exit again, this time on the A283 Petworth Road. Continue on towards the centre of the village and 2 Wheeler Street will be found on your left hand side just before the Star Public House on the right.

**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.



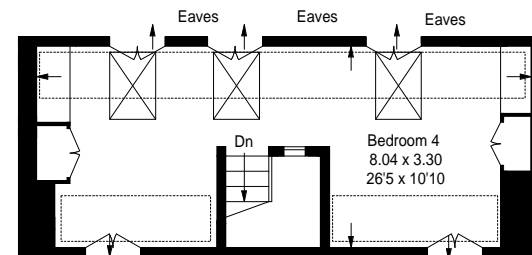
Main Line Station – [Milford](#) 0.9 miles (Waterloo approx 50 mins) Godalming – 2.7 miles Guildford – 7.3 miles  
 Farnham – 8.8 miles Haslemere – 6.1 miles Gatwick – 34.0 miles Heathrow – 29.4 miles  
 A3 – 1.6 miles M25 – 16.3 miles M3 – 15.8 miles



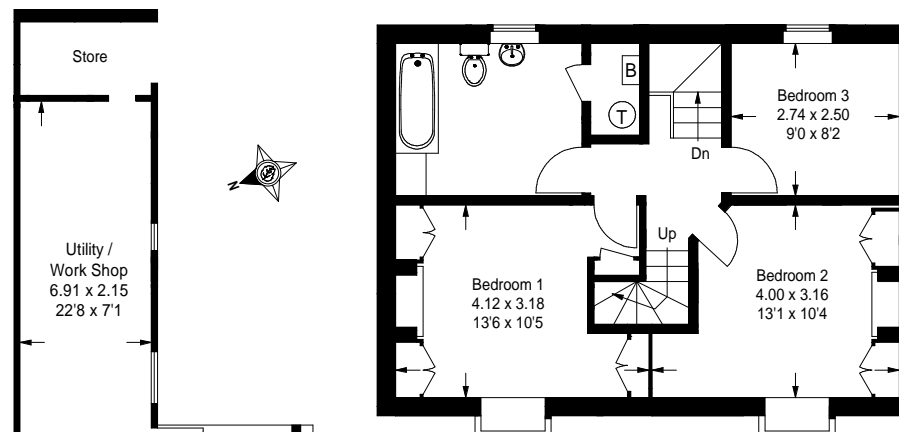


Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs		Very environmentally friendly -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

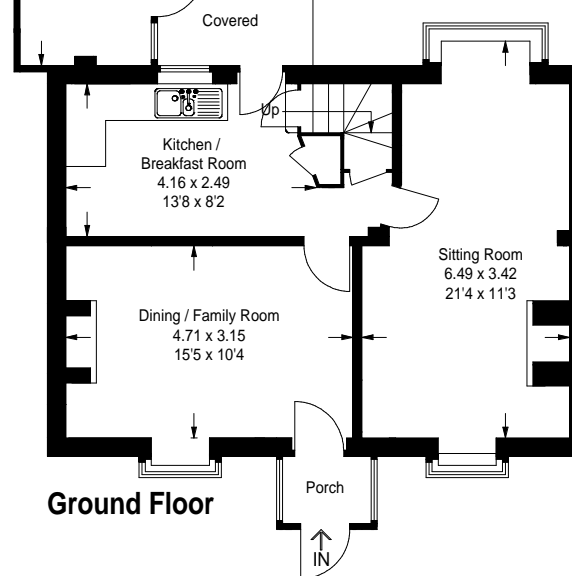
## Wheeler Street, Witley



Second Floor



First Floor



Ground Floor

Approximate Gross Internal Area  
 Ground Floor = 49.9 sq m / 537 sq ft  
 First Floor = 47.8 sq m / 515 sq ft  
 Second Floor = 23.6 sq m / 254 sq ft  
 Outbuilding = 17.4 sq m / 187 sq ft  
 Total = 138.7 sq m / 1493 sq ft

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. 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.

= Reduced headroom below 1.5 m / 5'0"