

# Maple Cottage

Wheeler Lane Witley Surrey GU8 5QP



EMERY & ORCHARD  
ESTATE AGENTS



A most attractive semi detached four bedroom family home with three reception rooms and 120ft garden set in an established residential road close to the centre of the village and with easy access to popular schools, station and A3

**Guide Price: £639,500**  
**Freehold**

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Entrance Hall ♦ Cloakroom ♦ Sitting Room with Wood Burner ♦ Dining Room with Wood Burner  
♦ Family Room ♦ Fitted Kitchen ♦ Four Bedrooms ♦ Bathroom ♦ Driveway  
♦ 120ft approx. Level Rear Garden

**DESCRIPTION:** Maple Cottage occupies a convenient position located within Wheeler Lane an established residential road near to the centre of the pretty Surrey village of Witley which lies approximately 3½ miles to the southwest of Godalming. At Witley there is a general store/off licence, newsagents, two typical village pubs and a doctors and dentist 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 one hour, while access to the A3 is available at Milford and provides road communication to London and the southcoast 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 further main line station at Milford serving Waterloo in under one hour. The town centres of Godalming, Haslemere and Guildford are all easily reached by car and provide a most comprehensive range of shopping, leisure and recreational 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.

**SITUATION:** Witley is a popular village which lies three miles to the southwest of Godalming. The village has a population of approximately 4,000 and offers a good range of local amenities that include a general store/off-licence, a newsagent, two typical village pubs together with doctors' surgery and dentist. Schools to suit all age groups are within easy reach of the village and include the popular Rodborough Secondary School, The Chandler Junior School and Witley First School. For the commuter, Milford/Witley main line station serves Waterloo in less than one hour. Access to the A3 is 2 miles away at Milford and provides 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 approximately 1.2 miles distant and provides a greater variety of shops catering for most day-to-day needs as well as having a further main line station. The town centres of Godalming, Guildford and Haslemere are all easily reached by car and offer a more comprehensive range of shopping, leisure and recreational facilities. Witley is a village surrounded by much open countryside and for the walking enthusiast there are many areas of common and heath land, much of which is owned or managed by The National Trust. The village also benefits from its own cricket green and football pitch and there are several golf courses nearby.

**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 on towards Milford village. On reaching Milford village take the first exit at the mini roundabout into Church Road and at the next roundabout take the first exit again, this time on the A282 Petworth Road. Continue along the Petworth Road and just as you enter Witley village turn right immediately after The Star public house into Wheeler Lane. Continue along Wheeler Lane and Maple Cottage will be found after a short distance 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 – 1.0 miles (Waterloo approx 45/50 mins) Godalming – 3.4 miles Guildford – 8.5 miles  
 Farnham – 9.5 miles Haslemere – 6.4 miles Gatwick – 33.3 miles Heathrow – 29.5 miles  
 A3 – 1.8 miles M25 – 16.4 miles M3 – 16.0 miles

