

2 Bannister Close

Witley Surrey GU8 5RR



EMERY & ORCHARD
ESTATE AGENTS



An attractive four bedroom detached family house set in a small cul de sac and within easy reach of local schools, shops and main line station.

Price: Guide £625,000
Freehold

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Sitting Room ♦ Dining Room ♦ Study ♦ Kitchen/Breakfast Room ♦ Cloakroom
♦ Four Bedrooms ♦ Family Bathroom & En-Suite Shower Room ♦ Gas Heating & Double Glazed Windows
♦ Driveway & Garage ♦ Attractive Landscaped Gardens

DESCRIPTION No. 2 Bannister Close is an attractive four bedroom detached family housing having brick elevations with Georgian-style double glazed windows under a pitched tiled roof. Believed to have been originally built in the 1980s the house has, over the years, been the subject of many improvement works that have included the refitting of the bathroom and en suite shower room as well as the installation of replacement sealed unit double glazed windows. Internally the property provides bright and well planned accommodation presented to a high standard that includes on the ground floor: an entrance hall, cloakroom, delightful sitting room, dining room, study and kitchen. On the first floor there is a landing, a master bedroom with en suite shower room, three further bedrooms and a family bathroom. Outside a driveway provides off-road parking for two/three vehicles and leads to a good sized single garage. There is an attractively landscaped level rear garden and a well stocked open plan front garden. The property is likely to appeal to purchasers seeking a well planned family house in a convenient village location and internal inspection is highly recommended.

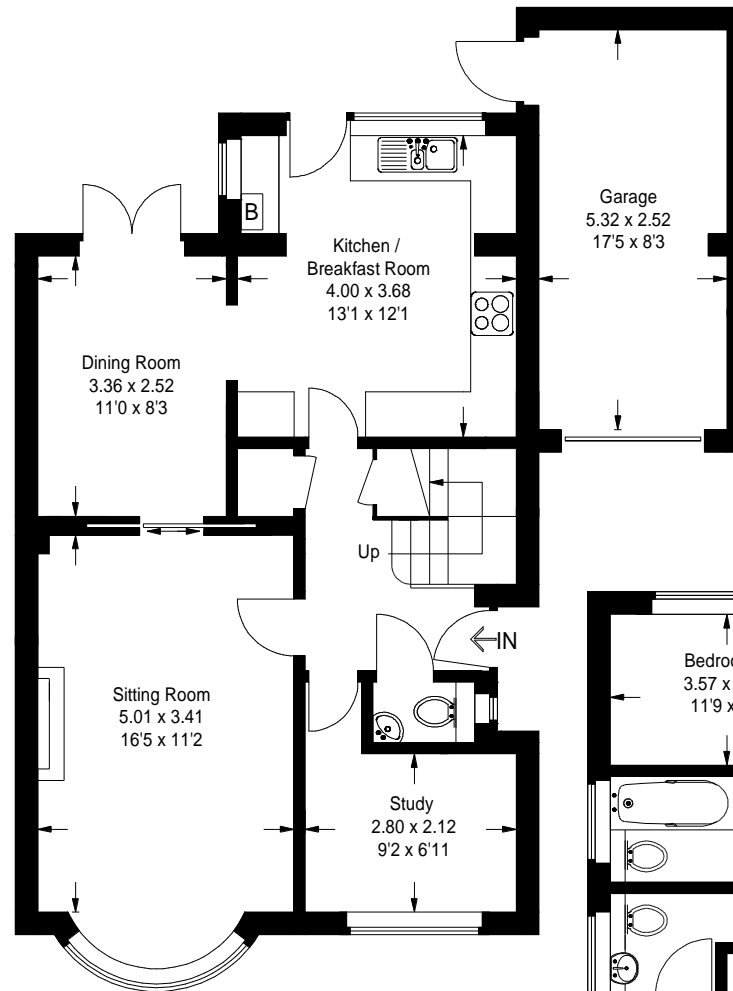
SITUATION The property is located in Bannister Close, an established residential cul-de-sac, located near to the centre of the pretty Surrey Village of Witley, which lies approximately three and a half miles to the south/west of Godalming. At Witley there is a general store/off licence, a newsagent, two typical village pubs and a doctors and dentists surgery. There are schools to suit all age groups in the surrounding area including Witley First School, The Chandler Junior School and the popular Rodborough Secondary School. For the commuter, Milford Main Line Station serves Waterloo in under one hour, while a further main line station is available in Witley. Access to the A3 is also available 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. The village of Milford is nearby and provides a greater variety of shops catering for most day to day needs while 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 and at the roundabout by the Inn On The Lake take the right hand exit continuing under the railway bridge and on into the Portsmouth Road. Continue to Milford Village and at the mini roundabout turn left into Church Road. Continue to the next roundabout and take the first exit again, this time on the A283/Petworth Road continuing on towards the Village of Witley. Turn right into Wheeler Lane immediately after The Star Public House and take the first turning on your left hand side into Bannister Close. No 2 will then be found on your left 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 – 1.1 miles (Waterloo approx 45/50 mins) Godalming – 2.9 miles Guildford – 8.3 miles
 Farnham – 8.8 miles Haslemere – 6.1 miles Gatwick – 34.6 miles Heathrow – 6.1 miles
 A3 – 1.6 miles M25 – 16.8 miles M3 – 18.1 miles



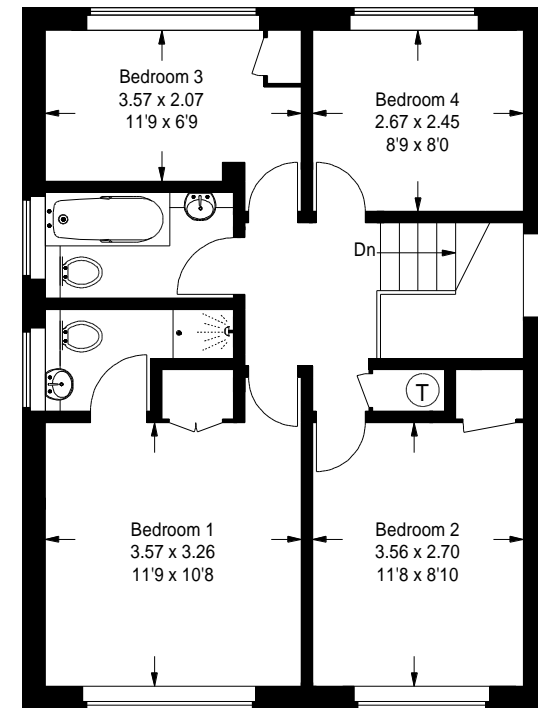
Ground Floor



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.

Bannister Close, Witley

Approximate Gross Internal Area
Ground Floor = 61.7 sq m / 664 sq ft
First Floor = 55.2 sq m / 594 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 130.3 sq m / 1402 sq ft



First Floor

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
65	82	61	80
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	