

# 22 George Eliot Close

Witley Surrey GU8 5PQ



EMERY & ORCHARD  
ESTATE AGENTS



A most attractive and spacious four bedroom detached family house with three reception rooms, two bathrooms and 22ft kitchen/breakfast room set in a small cul-de-sac close to the village centre.

**Guide Price: £725,000**  
**Freehold**

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Entrance Hall ♦ Cloakroom ♦ 22ft Dual Aspect Sitting Room ♦ Dining Room ♦ Study/Family Room  
♦ 22ft Kitchen/Breakfast Room ♦ Utility Room ♦ Four Bedrooms ♦ Two Bathrooms ♦ Gas Central Heating  
♦ Double Glazing ♦ Driveway ♦ Double Garage ♦ Attractive Garden

**DESCRIPTION:** A most attractive four bedroom detached family house set towards the end of a small cul-de-sac conveniently located close to the village centre and within easy reach of popular schools to suit all age groups. The house which has brick elevations under a pitched tiled roof, was built in the 1980s and was well designed providing bright and well planned accommodation ideally suited to family life. This includes on the ground floor a spacious entrance hall, cloakroom, a 22ft dual aspect sitting room, dining room, study/family room and a spacious 22ft kitchen/breakfast room with double doors leading out onto the garden. There is also a useful utility room. On the first floor there is a landing, a master bedroom with built-in wardrobes and spacious en-suite bathroom, three further bedrooms two with built-in wardrobes and a family shower room. Outside, a driveway provides off road parking for several vehicles and leads to a double garage whilst the rear garden has been attractively arranged enjoying a good degree of privacy and a westerly aspect. The property is likely to appeal to purchasers seeking a well planned family home in a popular village location and early inspection is highly recommended.

**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 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:** From Godalming proceed in a southerly direction towards Milford on the A3100 and on reaching Milford village take the first turning left into Church Road. Continue to the next roundabout and take the first exit again, this time onto the A283 Petworth Road to Witley. Continue towards the centre of Witley passing the newsagent on your right hand side and then take the second turning on your right into Newlands and then immediately left into George Eliot Close. Follow the road round to the left then right and Number 22 will be found towards the end of the cul de sac on your right.

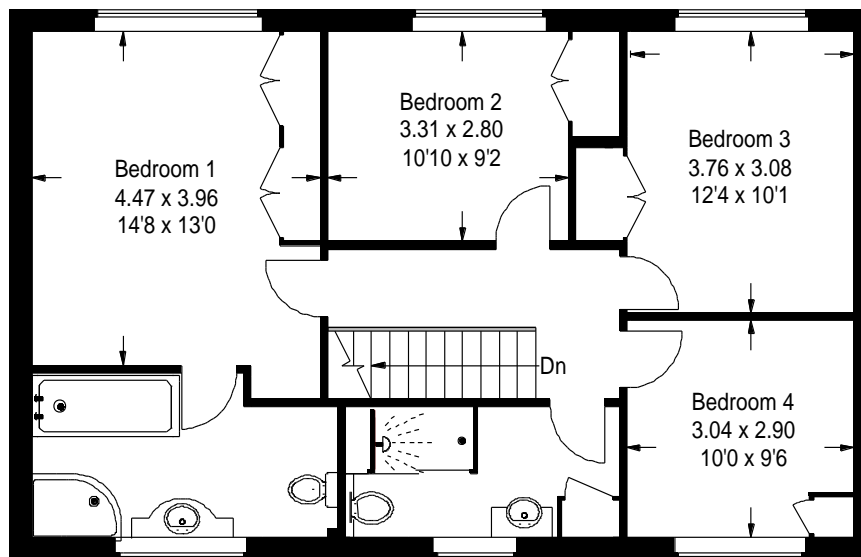
**Note:** These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these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



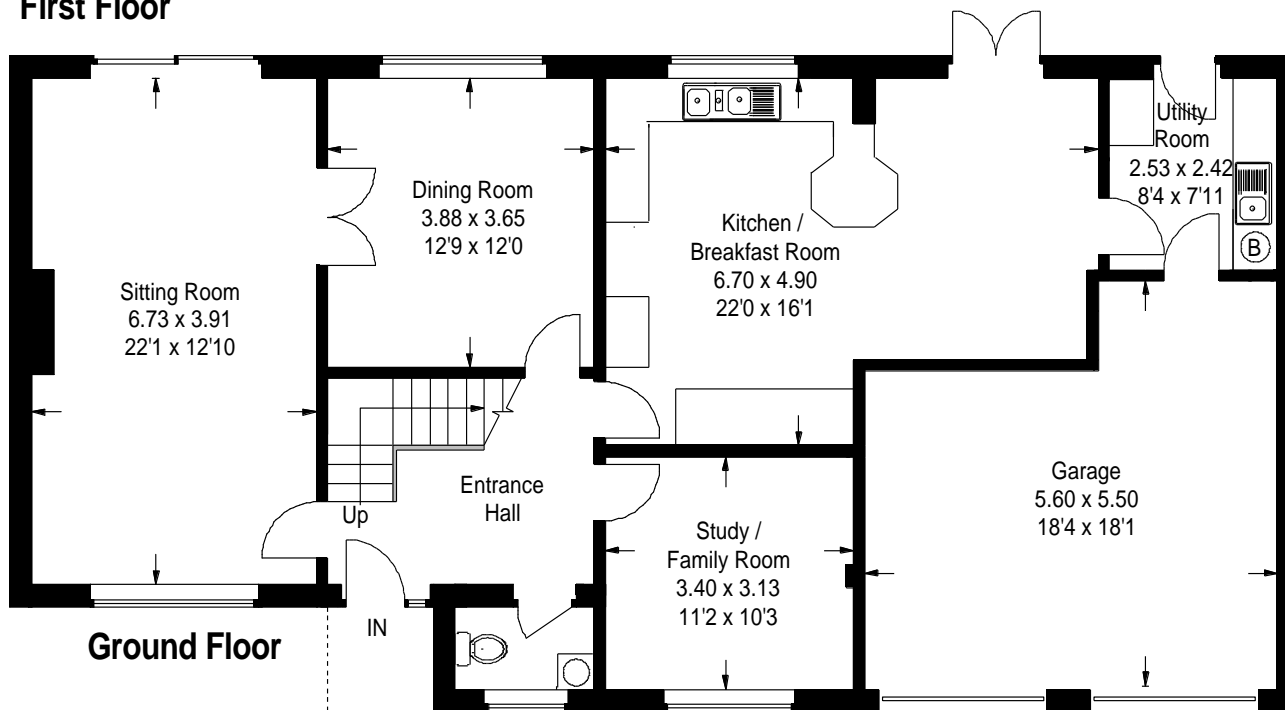
Milford Main Line Station – 1.4 miles (Waterloo approx. 45/50 mins) Godalming – 3.7 miles Guildford – 8.9 miles  
 Farnham – 9.8 miles Haslemere – 6.3 miles Gatwick – 31.5 miles Heathrow – 29.9 miles  
 A3 – 2.2 miles M25 – 16.8 miles M3 – 16.4 miles



Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
62	75	53	67
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



First Floor



Ground Floor

## George Eliot Close, Witley

Approximate Gross Internal Area  
Ground Floor (Including Garage)  
139 sq m / 1496 sq ft  
First Floor = 76 sq m / 818 sq ft  
Total = 215 sq m / 2314 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.

