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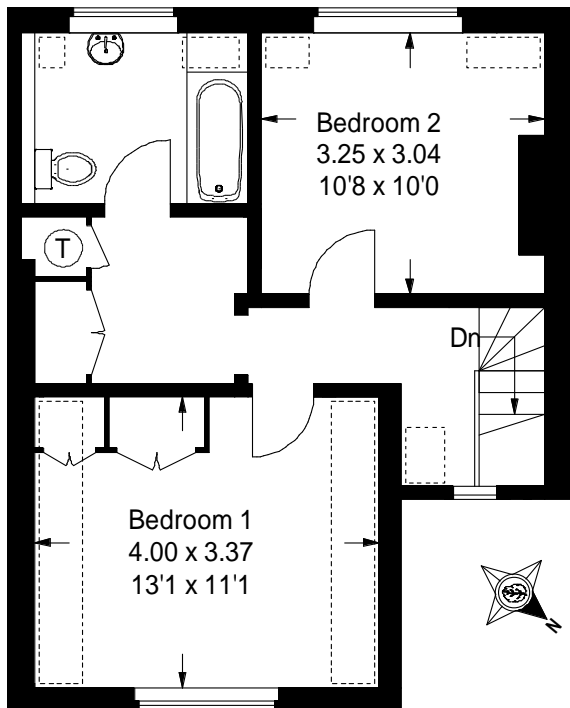
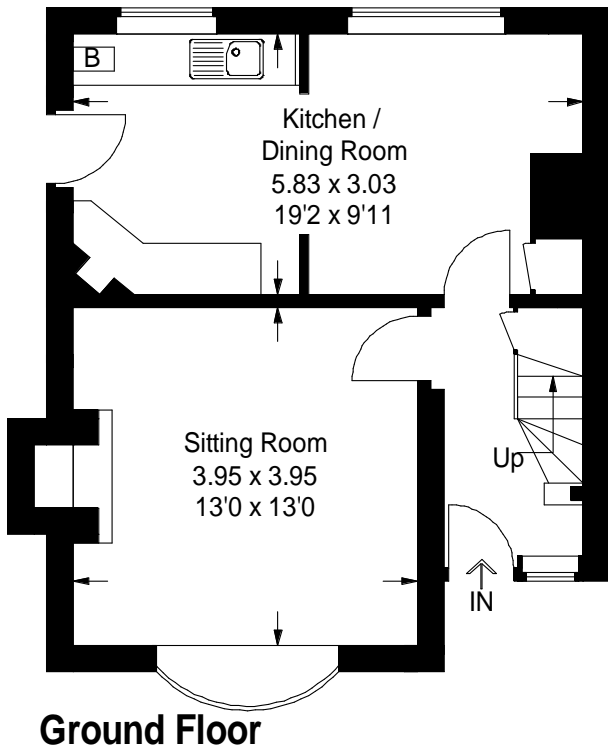
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
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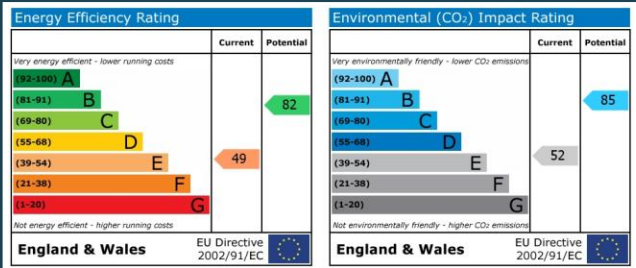
Lakeview, Petworth Road, Witley

Approximate Gross Internal Area
Ground Floor = 40.2 sq m / 433 sq ft
First Floor (Including Reduced Headroom)
40.7 sq m / 438 sq ft
Total = 80.9 sq m / 871 sq ft



 = Reduced headroom below 1.5 m / 5'0

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.



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.



Lake View, Petworth Road
Witley Surrey GU8 5PL

Price: Guide Price £439,500 Freehold



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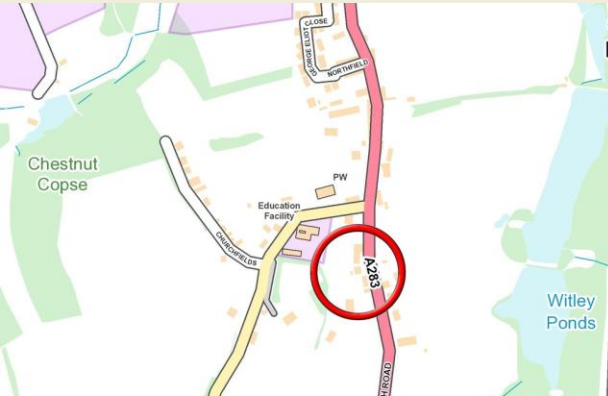
DESCRIPTION: Lake View is a most attractive and characterful semi detached Victorian house occupying an elevated position set within a conservation area near to the centre of the popular village of Witley. The house, which has brick and part tile hung elevations under a pitched clay tile roof is believed to date back to around 1880 and provides bright and well planned accommodation as well as offering potential for extension subject to obtaining any necessary consents. The accommodation currently comprises on the ground floor of an entrance hall, a delightful sitting room with fireplace together with a separate dining room that opens through to the kitchen at the rear. On the first floor there is a good size landing, two double bedrooms and a bathroom. The property also benefits from gas fired central heating and double glazing. Outside the gardens are a particular feature of the property having been most attractively arranged with the plot in all being approximately 1/5th of an acre. The property is likely to appeal to a purchaser seeking a character home in a popular village setting and early inspection is highly recommended.

AT A GLANCE

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Landing
- Two Double Bedrooms
- Spacious Bathroom
- Gas Central Heating & Mostly Double Glazing
- Large Attractive Gardens
- Potential To Extend (STPP)

KEY FACTS

	DISTANCE TO STATION	
	Wormley	1.1m
	DISTANCE TO A3 AND M25	
	A3	2.2m
	DISTANCE TO CENTRE	
	Witley	0.5m
	DISTANCE TO DOC's & DENTIST	
	Witley Surgery	0.7m
	COUNCIL TAX	
	Band	D



DIRECTIONS: Leave Godalming in a southerly direction on the A3100 towards Milford. On entering Milford village turn left at the first mini roundabout into Church Road and at the next roundabout take the first exit again, this time onto the Petworth Road. Continue into the centre of Witley village passing the White Hart public house on your left and the turning to Church Lane on your right. Lake View will be found a little way along on the left set up off the road. NB It is recommended that prospective purchasers park in Church Lane and walk on the pedestrian pathway to the cottage.

