

Brockwell

Petworth Road Wormley Surrey GU8 5TR



EMERY & ORCHARD
ESTATE AGENTS



A well appointed and tastefully refurbished four bedroom detached family home set within beautifully landscaped gardens of two thirds of an acre conveniently located within a short walk of Witley main line station.

Guide Price: £1,150,000
Freehold

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Reception Hall ♦ 26ft Sitting/Dining Room ♦ Study/Family Room ♦ Kitchen/Breakfast Room ♦ Cloakroom ♦ Four Bedrooms
♦ Two Bathrooms ♦ Gas Heating & Double Glazing ♦ Garage and Ample off Road Parking
♦ 2/3 Acre of Beautifully landscaped Gardens

DESCRIPTION: Brockwell is an impressive and well appointed detached family home originally built around the 1950s being traditionally constructed with red brick elevations under a pitched tiled roof. In the 1980s the house was extended on two stories creating an impressive 26ft sitting/dining room and master bedroom with en-suite bathroom. The present owners purchased the house in 2004 and immediately embarked on a comprehensive and stylish refurbishment of the property which included refitting the kitchen and bathrooms to an exceptionally high standard. Internally the house now offers bright, spacious and adaptable accommodation ideally suited to family life and with many of the principle rooms enjoying a delightful aspect over the rear garden. The house also benefits from gas fired central heating and double glazed windows. Outside, electrically operated double gates provide access to a large gravelled driveway with off road parking for many cars leading to a detached garage presently divided into a utility/garden store. The gardens and grounds are a spectacular feature of the property having been extensively landscaped over many years to create a wonderful environment ideal for entertaining. Directly behind the house there a large sun terrace leading onto an extensive level lawn where there are many shaped and well stocked flower and shrub borders, towards the end of the garden there is an established fish pond with adjoining decked area that enjoys a delightful outlook over light woodland running down to the gardens boundary. There is also professionally installed outside lighting to take full advantage of the garden in the evening. Overall the garden enjoys a high degree of seclusion extending in total to approximately 2/3 acre.

SITUATION: Brockwell occupies a secluded and convenient location set back off the Petworth Road in the Surrey village of Wormley which lies between the villages of Witley and Chiddingfold approximately five miles to the south of Godalming. The house is ideally located for commuters being only a short walk of Witley main line station (Waterloo 55 minutes) and the A3 which can be accessed at Witley providing excellent road communications to London and the south coast as well as access to both Heathrow and Gatwick airports via the M25. The nearby villages of Chiddingfold, Witley and Milford all provide a good range of local shops and services catering for most day to day needs as well as a further main line station at located at Milford. The town centres of Godalming, Haslemere and Guildford are all easily accessible by car and provide a comprehensive range of shopping, leisure and recreational facilities. There are also schools to suite all age groups nearby whilst for the walking and riding enthusiast there is some of Surrey's most beautiful countryside in the surrounding area.

Directions: Leave Godalming in a southerly direction on the A3100 turning right at the roundabout by The Inn on the Lake and continuing under the railway bridge into Portsmouth Road. Continue on to Milford village and on reaching the mini roundabout take the first exit left into Church Road. Continue to the next roundabout and take the first exit again this time onto the A283 Petworth Road. Continue along the Petworth Road passing through the village of Witley and on towards Wormley. Continue along the Petworth Road passing King Edwards School on your right hand side and Brockwell will then be found on your left just after the turning right into Combe Lane.

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.

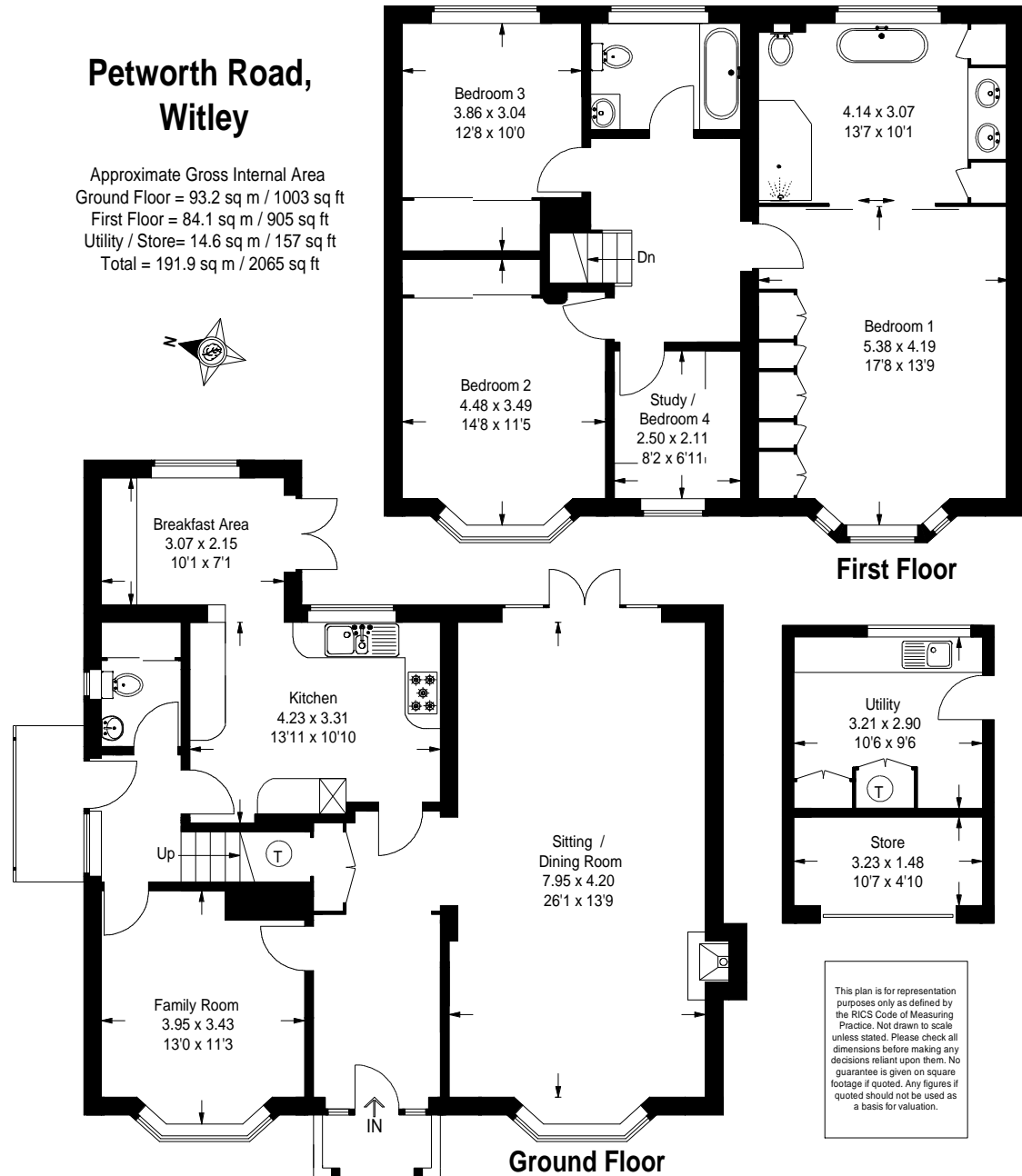


Witley Main Line Station – 0.4 miles (Waterloo approx 55 mins) Godalming – 4.3 miles Guildford – 9.4 miles
 Farnham – 10.5 miles Haslemere – 5.0 miles Gatwick – 31.7 miles Heathrow – 31.2 miles
 A3 – 3.2 miles M25 – 17.6 miles M3 – 19.2 miles



Petworth Road, Witley

Approximate Gross Internal Area
Ground Floor = 93.2 sq m / 1003 sq ft
First Floor = 84.1 sq m / 905 sq ft
Utility / Store = 14.6 sq m / 157 sq ft
Total = 191.9 sq m / 2065 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.

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>A (92-100)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>			
63	79	61	78
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	