

# Chippings

19 Yew Tree Road Witley Surrey GU8 5RQ



EMERY & ORCHARD  
ESTATE AGENTS



A most attractive four bedroom semi detached family house with three reception rooms and delightful 170 ft garden backing onto common land with and two garden studios, set in an established residential road in a much favoured village location and close to popular schools.

**Guide Price: £635,000**  
**Freehold**

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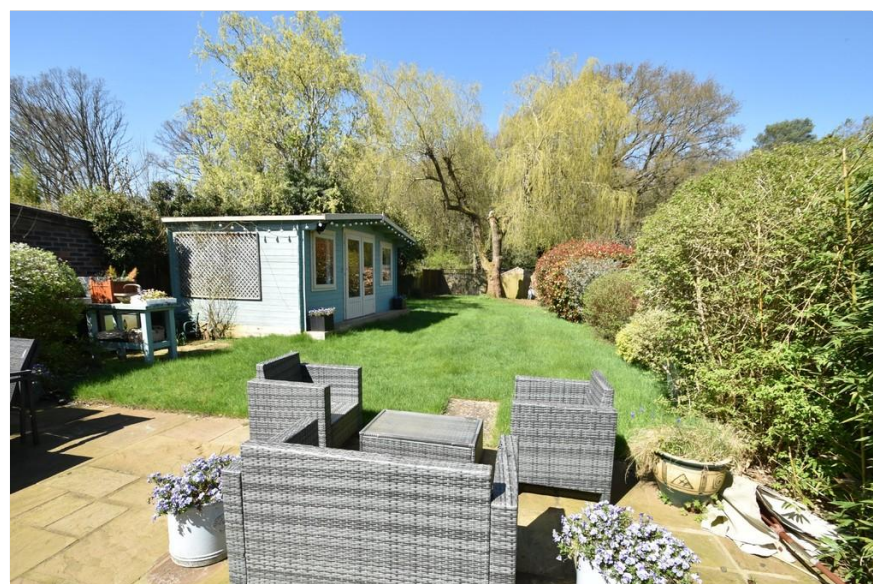
Sitting Room with Open Fireplace ♦ Family Room ♦ Kitchen/Dining Room ♦ Large Conservatory ♦ Utility Room & Cloakroom  
♦ Four Bedrooms ♦ Family Shower Room & En-suite Bathroom  
♦ Attractive 170ft Garden ♦ Two Garden Studios ♦ Large Driveway

**DESCRIPTION** An attractive four bedroom semi-detached family house occupying a great location set in a large seduced garden backing onto common land. The house is believed to have been built in the 1960's being traditionally constructed and having brick elevations with double glazed windows under a pitched tiled roof. Over the years the house has been the subject of many improvements including a two storey extension and the addition of a large conservatory as well two garden studios that could suit a wide variety of uses. Internally, the house provides bright, spacious and adaptable accommodation ideally suited to family life. This includes on the ground floor an entrance hall, sitting room with open fireplace, family room, kitchen/dining room and large conservatory together with a useful utility lobby and cloakroom. On the first floor there is a master bedroom with en-suite shower room, three further bedrooms and a stylish family shower room. The house also benefits from replacement sealed unit double glazed windows and gas fired central heating. Outside a large driveway provides off road parking for several vehicles, while the rear garden is a particular feature enjoying a good degree of seduction extending in all to approx. 170ft and backing onto common land. There are also two useful garden studios well as a seduced timber decked area with hot tub. The property would make a great family home and early viewing is 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/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:** Proceed out of Godalming in a southerly direction towards Milford on the A3100 and on entering Milford village take the first exit left at the mini roundabout into Church Road. Continue to the next roundabout and take the first exit, this time on to the A283 Petworth Road continuing towards Witley village. Turn right immediately after The Star public house into Wheeler Lane and Yew Tree Road will be found as the second turning on your right hand side. Chippings will then be found after a short distance on your left.

**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.

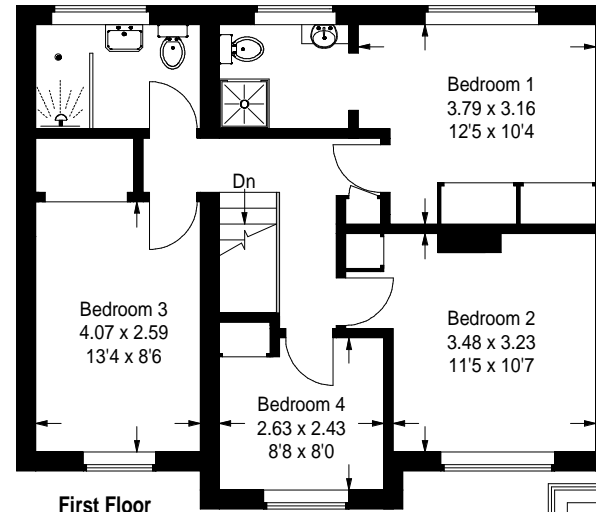


Main Line Station – 1.3 miles (Waterloo approx.. 50 mins) Godalming – 3.2 miles Guildford – 7.5 miles  
 Farnham – 9 miles Haslemere – 5.6 miles Gatwick – 35 miles Heathrow – 28 miles  
 A3 – 1.7 miles M25 – 17 miles M3 – 16.5 miles





Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>			
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
60	73	58	72
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



**Chippings**  
**19 Yew Tree Road**  
**Witley**

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.



Approximate Gross Internal Area :-  
House 144 sq m / 1550 sq ft  
Studios 25.88 sq m / 279 sq ft  
Total 169.88 sq m / 1829 sq ft  
(including garden studios)

