

# 1 Barrow Hills Cottages

Roke Lane Witley Surrey GU8 5NX



EMERY & ORCHARD  
ESTATE AGENTS



A most attractive and characterful three bedroom family house with two garden studios and a delightful 100ft southerly facing garden occupying a delightful setting overlooking playing fields in a much favoured village location.

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

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Dual Aspect Living/Dining Room with Woodburner ♦ Delightful Sitting Room ♦ Kitchen/Breakfast Room ♦ Utility & Cloakroom ♦ Three Bedrooms ♦ Stylish Bathroom ♦ Double Glazing ♦ LPG Gas Central Heating ♦ Driveway ♦ 100ft Southerly Facing Garden ♦ Two Garden Studios

**DESCRIPTION** No. 1 Barrow Hills Cottage is a most attractive and individual three bedroom semi-detached family home occupying a wonderful semi-rural setting overlooking playing fields yet being within easy reach of the village centre and popular schools. The house is believed to have been originally built in the late 1920's and has recently undergone a most comprehensive programme of modernisation by the present owners, who have created a stylish family home of immense charm and character. The accommodation has been carefully planned and comprises on the ground floor a superb dual aspect living/dining room with high vaulted ceiling and wood burning stove, a delightful sitting room, fitted kitchen/breakfast room, useful utility room, cloakroom and a fabulous bathroom. On the first floor there are three good size bedrooms. In addition there are two garden studios that would suit a wide range of different uses. The garden is a particular feature having been attractively arranged and extending in all to approximately 100ft and enjoying a southerly aspect. At the front there is a gravel driveway providing off road parking. The property is likely to appeal to purchasers seeking a characterful family home in a tucked away yet convenient location and internal 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/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.

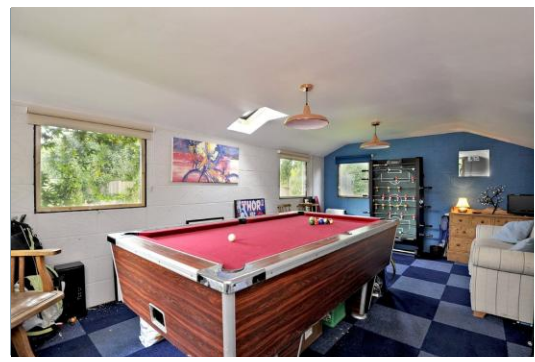
**Directions:** Proceed out of Godalming in a southerly direction towards Milford on the A3100 and on entering Milford Village take the first exit left at the mini roundabout into Church Road. Continue to the next roundabout and take the first exit again, this time onto the A283/Petworth Road, continuing on towards Witley Village. Continue towards Witley, passing The Star Public House on the right hand side, and on reaching the centre of the village turn right into Roke Lane which will be found immediately after the Newsagents on your right hand side. Continue along Roke Lane (which leads into Mare Hill) for 0.4 of a mile and turn left into the driveway leading to Barrow Hills School and Barrow Hills Cottage will be found

**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 – 1.6 miles (Waterloo approx 45/50 mins) Godalming – 3.7 miles Guildford – 8 miles  
 Farnham – 11 miles Haslemere – 6 miles Gatwick – 34.5 miles Heathrow – 34 miles  
 A3 – 1.6 miles M25 – 18 miles M3 – 0=17 miles





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

