

# Bryony

Gasden Lane Witley Surrey GU8 5RJ



EMERY & ORCHARD  
ESTATE AGENTS



An attractive three bedroom detached bungalow in need of modernisation and offering great potential for extension/development (STPP) set on plot approaching 1/3rd of an acre in a much favoured village location.

**Price :Offers In Region Of  
£575,000 Freehold**

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Entrance Hall ♦ Sitting Room ♦ Kitchen/Dining Room ♦ Three Bedrooms ♦ Bathroom  
♦ Gas Central Heating ♦ Driveway ♦ Detached Garage ♦ Large Garden Approaching 1/3 of an Acre ♦ Potential for Extension/Development (STPP)

**DESCRIPTION** Bryony is an attractive three bedroom detached bungalow located in a sought-after road in the popular Surrey village of Witley being within easy reach of amenities, popular schools and road and rail links to London and the south coast as well as being close to much common and heathland owned and managed by the National Trust. Believed to have been built in the 1950s the property would now benefit from a programme of modernisation and offers excellent potential for extension/development subject to obtaining any necessary consents. The accommodation currently comprises of an entrance hall, sitting room, kitchen /dining room three bedrooms and a bathroom. The property also benefits from gas central heating. Outside the driveway provides off-road parking for several vehicles and leads to detached garage while the large and seduded gardens are a particular feature extending in all, to approximately one third of an acre. 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.

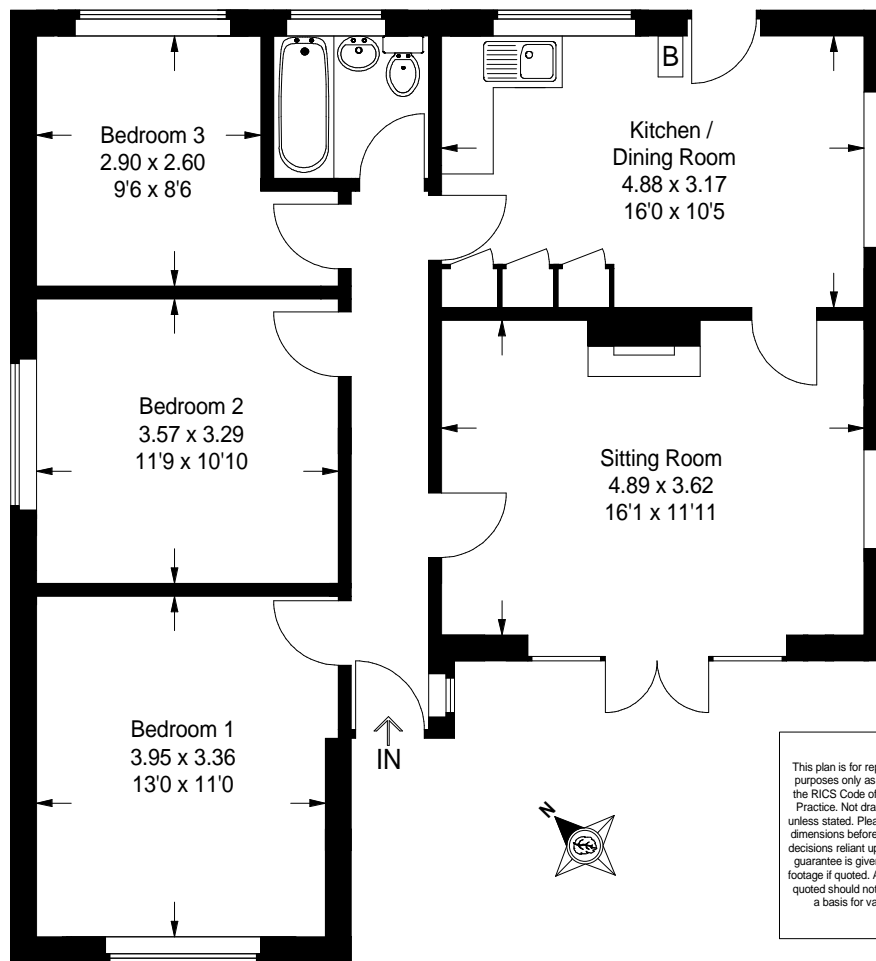
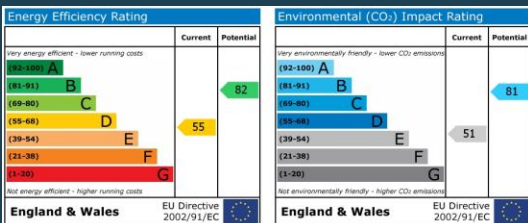
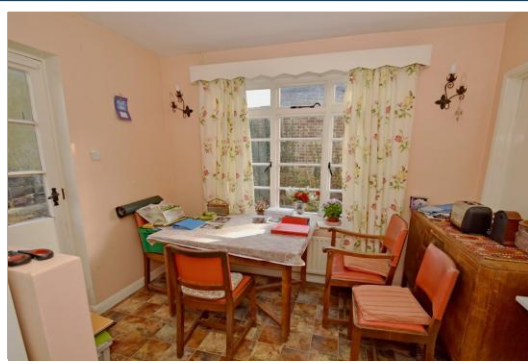
**Directions:** Leave Godalming in a southerly direction on the A3100 towards Milford village. On reaching Milford village, take the first exit left at the mini roundabout into Church Road. At the next roundabout, take the second exit onto the A286 Haslemere Road. Continue for approximately one mile and turn left into Gasden Lane. Bryony will then be found on your left hand side just after the turning on the right for Keswick Road.

**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 – 3.2 miles Guildford – 7.9 miles  
 Farnham – 9 miles Haslemere – 5.7 miles Gatwick – 35.7 miles Heathrow – 29.8 miles  
 A3 – 1.7 miles M25 – 17 miles M3 – 15.3 miles





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.

## Gasden Lane, Witley

Approximate Gross Internal Area  
80.7 sq m / 869 sq ft  
Garage = 17.7 sq m / 190 sq ft  
Total = 98.4 sq m / 1059 sq ft

