



7 Chichester Close, Witley, Godalming, Surrey, GU8 5PA

Asking Price £700,000

# 7 Chichester Close, Witley, Godalming, Surrey, GU8 5PA

Located in the sought-after village of Witley is this detached four-bedroom family home, situated in a quiet cul-de-sac.

Entering the property, you step into an entrance hallway that provides access to the majority of the ground floor rooms. To the right of the hallway, there is a front living room that is of a good size and overlooks the driveway. This further expands into a second reception room with views over the garden and is also of a good size.

The kitchen is located at the back of the home and is accessed via the entrance hallway. This is a spacious open-plan room with ample countertop workspace and is fitted with a variety of eye and base-level units. It is sufficiently sized for use as a kitchen and dining space with plenty of room still to spare. The kitchen further benefits from bi-folding doors that open up to the garden, making this an ideal space for entertaining.

Other practical benefits include direct access to the garage from the kitchen, ideal for bringing in shopping and/or kids on rainy days!

The garage itself is vast in size and could also offer the potential for more interior living space if converted into an additional ground floor room (subject to planning). Another practical benefit found on the ground floor is a handy downstairs W/C, an absolute must in any family home!

Going upstairs, there are four double bedrooms, all of which offer fitted storage cupboards and are well-sized rooms. The principal bedroom offers the added benefit of an en-suite bathroom fitted with a three-piece suite comprising of a walk-in shower, sink, and W/C. The family bathroom is also on the first floor and has a three-piece suite consisting of a bath with overhead shower, sink, and W/C.

Externally, this home has a well-sized garden ideal for both entertaining with its patio directly adjacent to the kitchen's bi-folding doors, as well as being a great space for growing kids to burn off energy and to kick a ball. The garden also offers the practical benefit of a side access.

To the front of the home, there is a large driveway suitable for multiple vehicles, in addition to a double garage.

In summary, this is a superb family home that must be viewed in person to be truly appreciated.

- Detached Family Home
- Four Double Bedrooms
- Driveway
- Double Garage
- En-Suite to Principal Bedroom
- Two Reception Rooms
- Cul De Sac Location
- Two Bathrooms + Downstairs W/C
- Council Tax Band E



# Floorplan



## Chichester Close, Witley, Godalming, GU8

Approximate Area = 1670 sq ft / 155.1 sq m (includes garage)

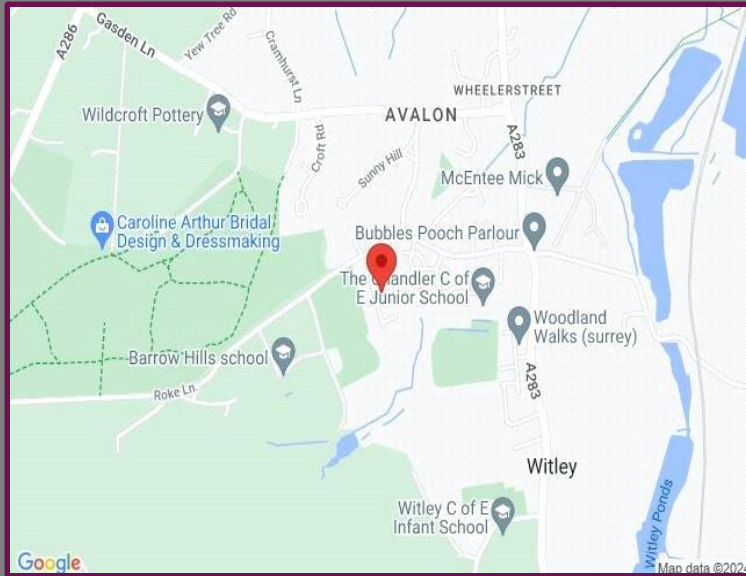
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1087927

# Location

Located in the heart of Witley village, this property is conveniently situated near local shops, highly regarded schools, and historic pubs. Witley is a village and civil parish in the Borough of Waverley, centered 2.6 miles south west of the town of Godalming and 6.6 miles southwest of Guildford. The area is comprised of a mixture of rural fields and forested spaces. Witley Common is a wide expanse of land, owned by the National Trust, crossed by the A3. The village is served by two stations on the Portsmouth Direct Line: Witley station, to the south in nearby Wormley, and, to the north, Milford station, which is more or less equidistant between Milford and Witley. By road the A3 provides ideal road links to either the South Coast or headed Northbound to the capital, with popular destinations along the way such as Guildford or Kingston



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



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