



ESTATE AGENTS



1 Yew Tree Road, Witley, Godalming, Surrey, GU8 5RQ

Asking Price £860,000

# 1 Yew Tree Road, Witley, Godalming, Surrey, GU8 5RQ

A well designed 4/5 bedroom family residence that has undergone an extensive and thoughtfully executed refurbishment and redesign by its current owners, culminating in the creation of a truly remarkable and modern family home.

Upon entering the home, you are greeted by a generously proportioned entrance hallway, with a staircase leading to the upper level, this space provides access to all the ground floor reception areas and a capacious kitchen diner, which is the heart of this residence offering an expanse countertop workspace via way of its attractive granite worktops and includes ample kitchen storage as well as a variety of integrated appliances.

The living room is generously sized, boasting an inviting fireplace and offering seamless access to the garden. Adjacent to the living room is a versatile additional reception room, currently utilized as a study, holds the potential to transform into an intimate snug, a playroom, or a convenient fifth bedroom complete with its own en-suite.

Ascending to the first floor, this home boasts four bedrooms, with the primary bedroom impressively spacious and featuring a walk-in wardrobe and a luxurious en-suite bathroom. The remaining three bedrooms are thoughtfully serviced by two additional well-appointed bathrooms.

Externally, the property's aesthetics are both charming and inviting, characterized by its striking white render and substantial off-street parking. The garden is a true highlight, enjoying a coveted south-western orientation and comprising a mix of lawn space and a patio space perfect for hosting gatherings. Notably, an outbuilding on the premises offers valuable workshop space and a dedicated office room, catering to the demands of modern work-from-home scenarios.

In summary, this remarkable home presents a wealth of enticing features to its prospective owners. Nestled within a sought-after residential street in Witley, it is an opportunity that truly comes to life when experienced in person.

Tenure: Freehold  
Council Tax: Band E

- - Detached
- - 4/5 Bedroom
- - Southwest facing garden
- - Off Street Parking
- - Four Bathrooms
- - Primary Bedroom with walk in wardrobe and ensuite
- - Outbuilding with workshop and office space
- - Corner Plot



# Floorplan



## Yew Tree Road, Witley, Godalming, GU8

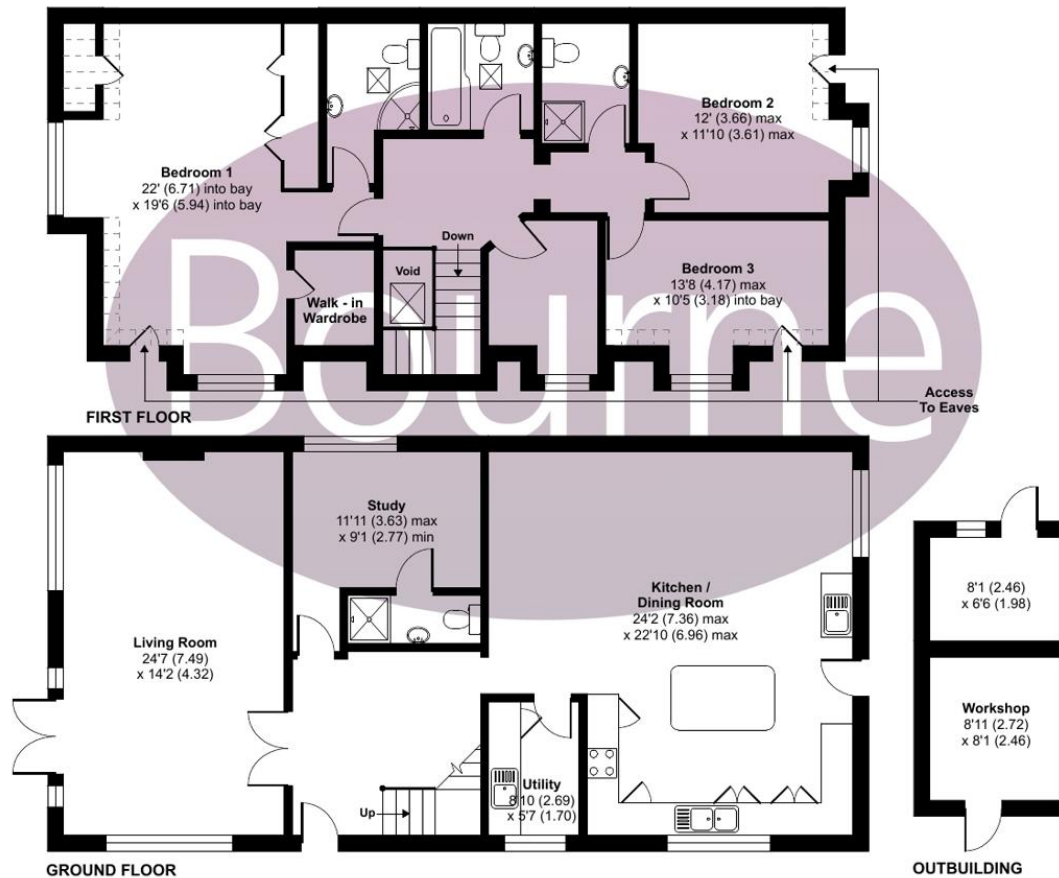
Approximate Area = 2132 sq ft / 198 sq m (excludes void)

Limited Use Area(s) = 37 sq ft / 3.4 sq m

Outbuilding = 134 sq ft / 12.4 sq m

Total = 2303 sq ft / 214 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2023. Produced for Bourne Estate Agents. REF: 1041546

# Location

Witley is a picturesque village surrounded by beautiful countryside and ideal for outdoor activities such as walking, cycling, and horse riding. The village is conveniently located with a direct train to London's Waterloo station taking approximately 55 minutes. There are several helpful local amenities such as a newsagent, general store, doctor and dentist surgeries, as well as two historic village inns.

More extensive shopping can be found in Milford village, approximately 1.5 miles away or in Godalming's historic town centre, around 2 miles further on. Should you wish for additional shopping or entertainment opportunities Guildford, with its abundance of shops, theatres, cinemas, and restaurants, is about 6 miles away and easily accessible by bus or train from Witley. The area also boasts an excellent selection of schools catering to various ages and denominations in both the public and private sectors.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>82</b>
(55-68) <b>D</b>	<b>56</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.



A refreshing choice...

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