

Bourne

ESTATE AGENTS



Godalming, Surrey

Asking Price £300,000

# Godalming, Surrey

A superb one-bedroom character ground floor maisonette, boasting a private driveway plus additional parking at the rear, large-level enclosed landscaped garden, and potential to extend, subject to planning consents, situated in the center of Witley village.

Entering into the property, you step into a large kitchen with a centrally positioned breakfast bar in addition to ample eye and base-level storage cupboards. There is also additional storage space in the form of a helpful understairs cupboard. By way of appliances, the kitchen includes an electric hob and oven.

Moving on from the kitchen towards the front of the property, a hallway leads on from the kitchen, leading to the bedroom on the right and the main living room at the end of the hallway. The bedroom is well-sized and has a built-in storage cupboard, and is spacious enough to accommodate a double bed as well as various other items of furniture; the feeling of roominess is further enhanced by high ceilings, which are found in all rooms and are synonymous with character properties of the same era.

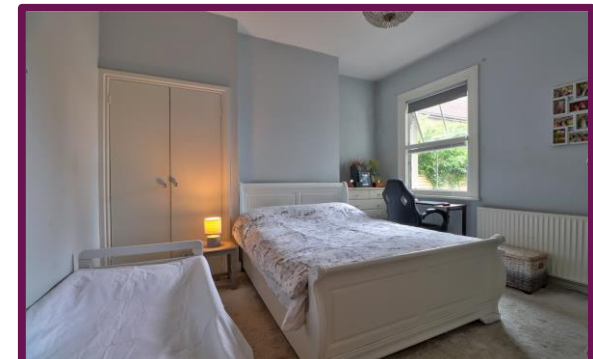
To the front of the home, you will find a large reception room with a working open fireplace and built-in shelves in the alcove next to the chimney breast; this is a spacious reception room that is further enhanced by its well-preserved original floorboards. The bathroom is located to the rear of the property off of the kitchen and is fitted with a shower, sink & W/C.

Externally, there is a large garden which is latio with patio slabs with a path leading to 2 parking spaces to the rear of the property, in addition to a third parking space at the front of the property. Furthermore, a 3x3m wooden cabin is located in the garden, which makes for an ideal home working space or could be utilized in a variety of different ways as per the needs of its new owners.

In summary, this is a superb one-bedroom maisonette, which has further potential to be converted into a two-bedroom property subject to planning permission. In addition, this property offers the benefit of a share of freehold with an underlying 990-year lease.

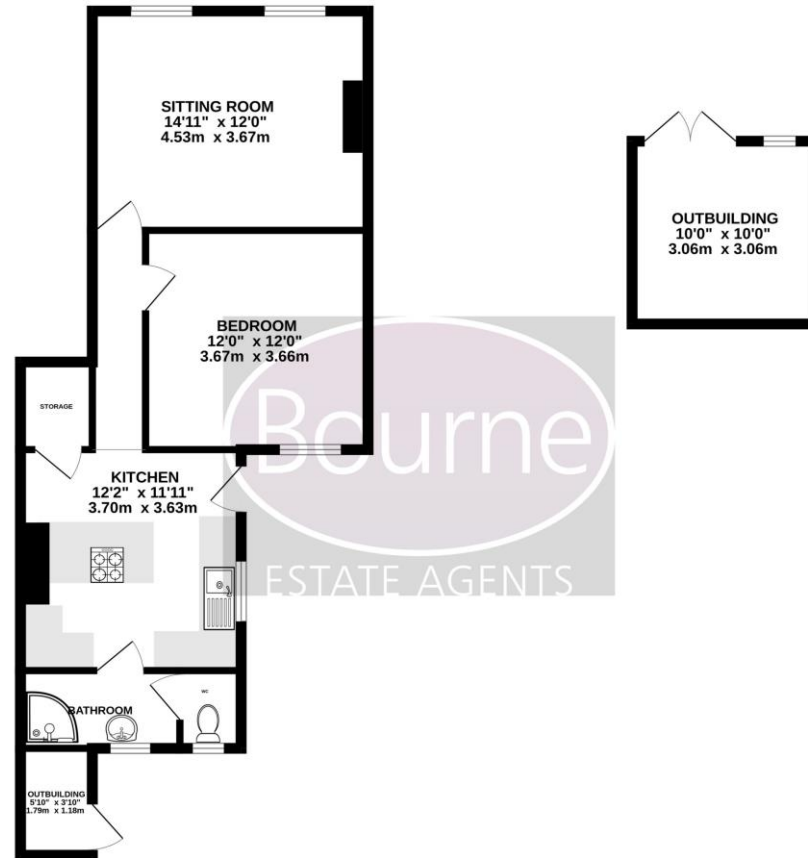
Tenure: Share of Freehold.

- One Bedroom
- Three Parking Spaces
- Share of Freehold
- Large Garden
- Wood Cabin
- Character Features
- Working Open Fireplace
- Central Village Location



# Floorplan

GROUND FLOOR  
685 sq.ft. (63.7 sq.m.) approx.



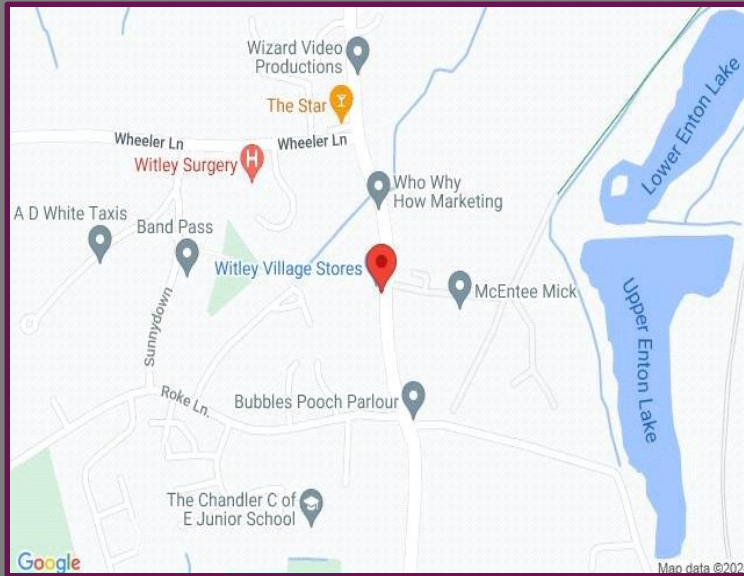
TOTAL FLOOR AREA : 685 sq.ft. (63.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (2024)

# Location

Set within the historic and beautiful area of Witley. There are endless places to walk and enjoy plus some popular pubs nearby. There is a local bus service, and Milford train station is just 1.1 miles away. Godalming is just over 3 miles away.

The area also has a good selection of schools nearby with Witley Infant School, Chandler C of E Junior School and Rodborough Academy.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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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