

# Pine Cottage, Gasden Lane | £675,000

Witley | Surrey | GU8 5RJ

warren  
powell-richards





## Pine Cottage, Gasden Lane

Witley, Surrey, GU8 5RJ

£675,000 Freehold

- Witley mainline train station 2.1 miles
- Milford mainline train station 1.3 miles
- Godalming town centre 3.7 miles
- Rodborough school 0.8 miles, Witley infant school 1 mile
- Guildford 8 miles
- A3 2.4 miles

### Spacious family home with garden screened by mature hedges

- Dual aspect sitting room area with woodburning stove
- Large dining room area
- Superb refitted kitchen with Jaipur Limestone floor
- Recently installed double glazed windows and doors
- Two double bedrooms and shower room
- Two further double bedrooms and bathroom
- Lawned rear garden with large inset block terrace
- Inset block driveway for several cars

#### DESCRIPTION

Pine Cottage provides well proportioned accommodation over two floors. The very spacious dual aspect sitting/dining room has a wood burning stove and bifold doors leading out to the rear garden. The kitchen and utility room have recently been refitted and includes a Rangemaster oven with induction hob, integrated dishwasher and an extensive range of Shaker style cupboards with white quartz worksurfaces. Also on the ground floor are two double bedrooms and a shower room. On the first floor are two further double bedrooms, a bathroom and separate WC. The garden is mainly laid to lawn with a large inset block terrace which is ideal for entertaining. At the side of the garden are two wood stores, a workshop and garden store. To the front is a wide inset block driveway which provides off road parking for several cars.





## LOCATION

Witley village offers an excellent array of facilities with a village store, newsagents, Village hall, playground and 2 popular public houses. Witley also benefits from a mainline train station with a direct link to London Waterloo in under an hour.

Close by is an array of countryside with National Trust Land in abundance, ideal for dog walking or a Sunday afternoon stroll.

Godalming town centre is also situated close by and to provide a more comprehensive range of amenities including a Waitrose and Sainsbury's. Godalming Station also provides a frequent service to London Waterloo in approximately 45 minutes. Access to the A3 is available at Milford and provides road links to London and the south coast as well as access to both Heathrow and Gatwick airports via the M25 and M23 motorways.

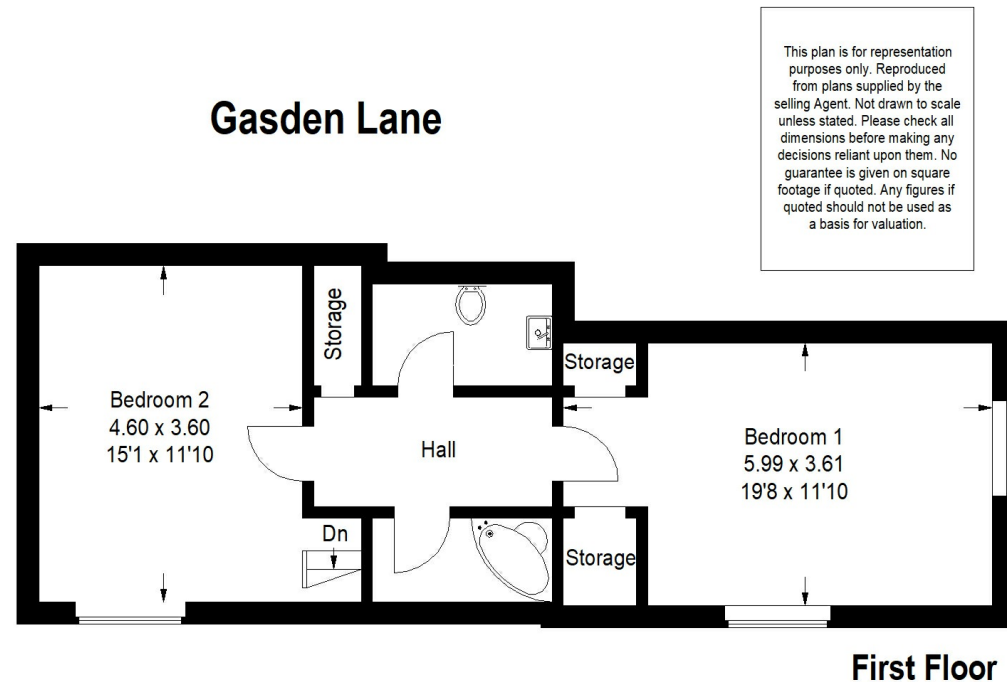
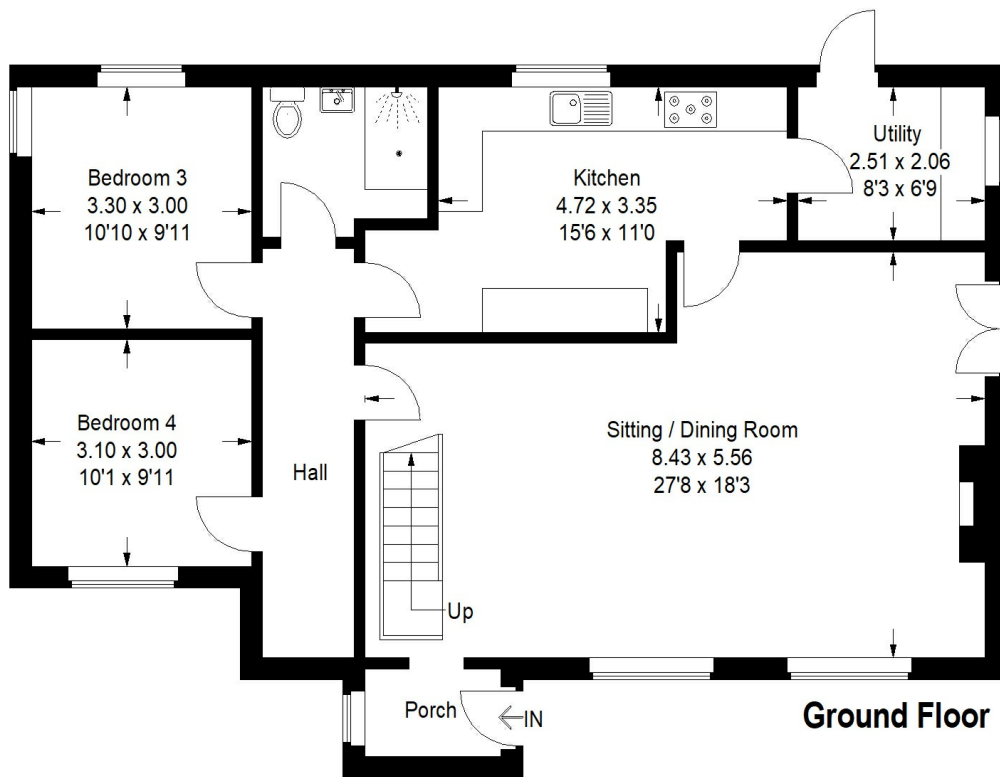
## DIRECTIONS

Proceed out of Godalming along the Portsmouth Road until reaching Milford. At the mini roundabout take the first exit on to Church Road. On reaching the main roundabout, take the first exit on to the Petworth Road. After 0.8 mile turn right into Wheeler Lane. Proceed along Wheeler Lane for 0.3 mile when it becomes Gasden Lane and Pine Cottage will be seen as the first property on the right having passed Cramhurst Lane.

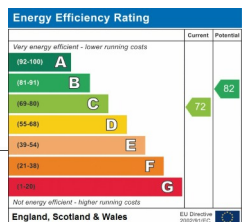
## COUNCIL TAX

Waverley Borough Council. Council Tax Band E.  
(Correct at time of publication and is subject to change following a council revaluation after a sale)





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