

The Larches Petworth Road

Wormley Surrey GU8 5SW

Guide Price: £975,000 Freehold

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- Fabulous Far Reaching Views
- No Onward Chain
- Three Reception Rooms
- Kitchen
- Lobby/Utility & Cloakroom
- Four Bedrooms
- Two Bathrooms
- Long Driveway
- Attractive Gardens & Woodland
- Plot in All Approx. 0.85 Of An Acre



A most attractive Edwardian semi-detached family house, with gardens and woodland of approximately 0.85 of an acre, occupying a wonderful position enjoying fabulous far reaching views over the surrounding countryside. The property provides well planned and adaptable accommodation arranged over three floors that includes three reception rooms, four bedrooms and two bathrooms. The property is located within easy reach of Witley Village with its excellent local facilities, two village pubs, popular schools, footpaths, bus routes and less than a mile from the station.

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RV08 EEU










The Larches



Main Line Station – 0.8 miles (Waterloo approx. 55 mins)

Village Centre – 0.9 miles Godalming – 3.8 miles

Infant School – 0.5 miles Junior School – 0.9 miles

Secondary School – 1.4 miles

Doctors – 1.1 miles Dentist – 0.9 miles

A3 – 2.7 miles M25 – 17 miles M3 – 16 miles

Heathrow – 33 miles Gatwick – 30 miles

Council Tax Band – F Payable – £3746.94p (2026/27)

EPC Rating – D

Private Drainage





Directions: Leave Godalming in a southerly direction on the A3100 turning right at the roundabout by The Inn on the Lake and continuing along the A3100 (Portsmouth Road) to Milford village. On reaching Milford take the first exit left at the mini roundabout into Church Road. Continue to the next roundabout and take the first exit again, this time on the A283 Petworth Road. Continue through the village of Witley and on passing the green on your left hand the driveway for The Larches will be found on your right, opposite the turning on the eft for Culmer Lane, where you should see our For Sale board.

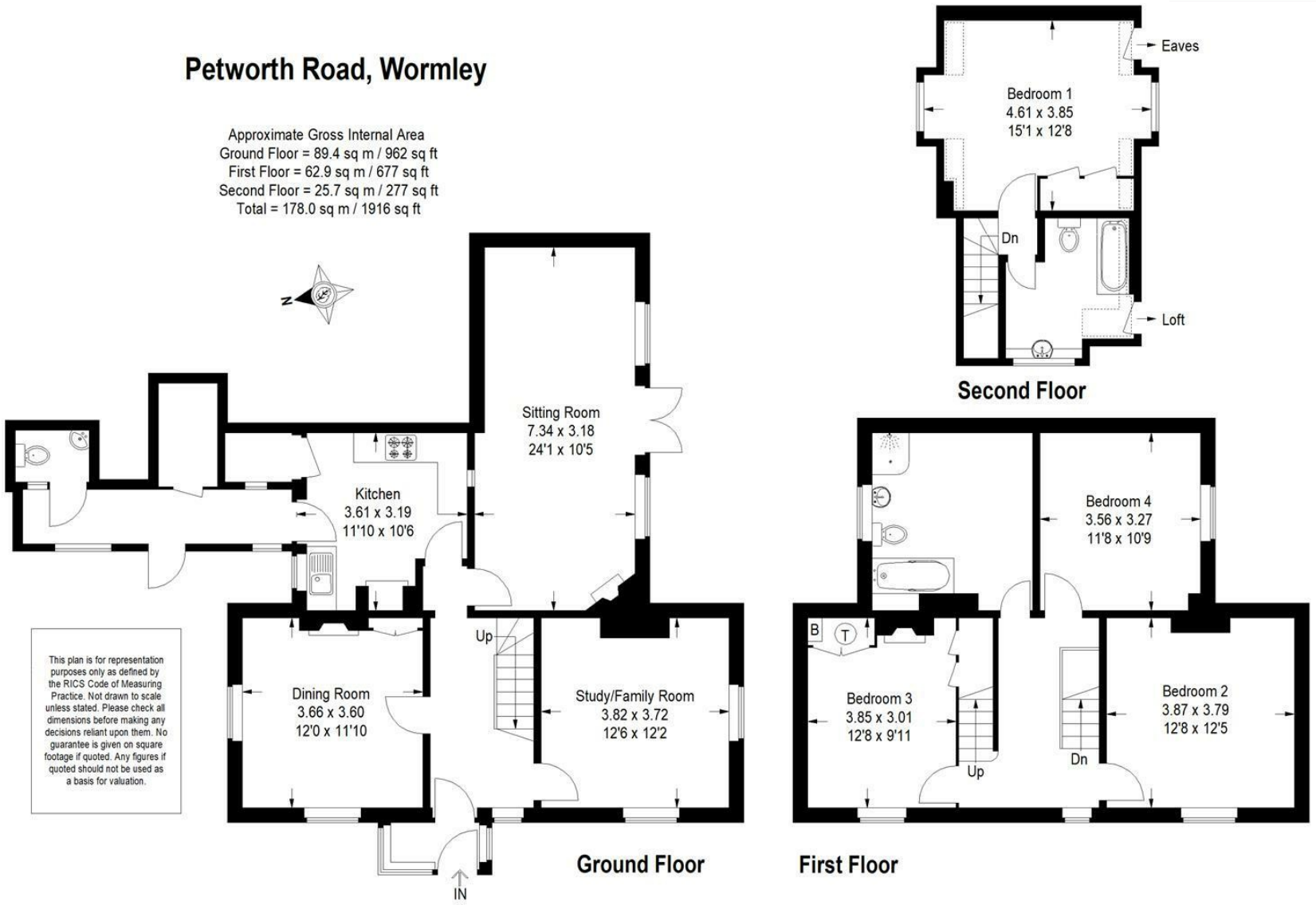


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ZOOPLA

Petworth Road, Wormley

Approximate Gross Internal Area
Ground Floor = 89.4 sq m / 962 sq ft
First Floor = 62.9 sq m / 677 sq ft
Second Floor = 25.7 sq m / 277 sq ft
Total = 178.0 sq m / 1916 sq ft



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.

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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 these may vary. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.