


# 11 Robin Way

Wormley Surrey GU8 5TN

Guide Price: £525,000 Freehold

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- Only Moments From The Station
- No Onward Chain
- Entrance Hall & Cloakroom
- South Facing Sitting/Dining Room With Bi-fold Doors
- Fitted Kitchen With Integrated Appliances
- Two Double Bedrooms
- Stylish Bathroom & En-suite Shower Room
- Gas Central Heating & Double Glazing
- Driveway
- South Facing Garden




Situated only moments from the station, a fabulous semi detached house providing stylish and well planned accommodation that includes a large entrance hall, cloakroom, superb south facing sitting/dining room with bi-folding doors opening onto a south facing garden, fitted kitchen with integrated appliances as well as two double bedrooms, bathroom and en-suite shower room. The property also benefits from gas central heating, EV charging point and driveway and is located only moments from Witley main line station and within easy reach of Godalming and the nearby villages of Chiddingfold and Witley.

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Main Line Station – 150 meters (Waterloo approx. 55 mins)

Witley – 1.5 miles Chiddingfold – 2.5 miles Godalming – 4.5 miles

Schools - Infant – 1.2 miles Junior – 1.5 miles Secondary – 2 miles

Doctors – 1.8 miles Dentist – 1.5 miles

Gatwick – 29 miles Heathrow – 35 miles

A3 – 3.5 miles M25 – 18 miles M3 – 16.5 miles

Council Tax Band – D Payable – £2594.03p (2026/27)

EPC Rating – B



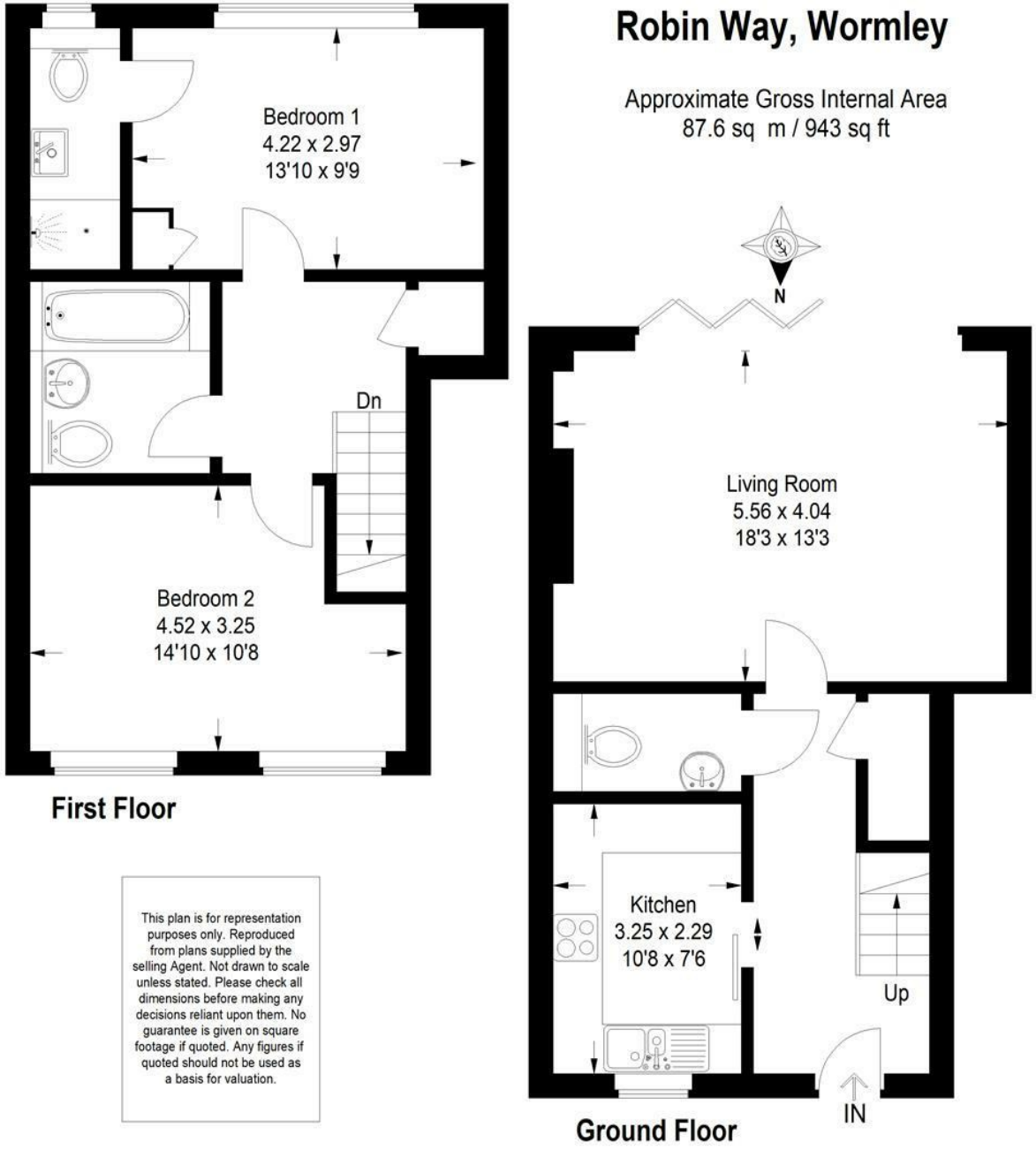


Directions: Leave Godalming in a southerly direction on the A3100 turning right at the roundabout by The Inn on the Lake and continuing under the railway bridge into Portsmouth Road. Continue on to Milford village and on reaching the mini roundabout take the first exit left into Church Road. Continue to the next roundabout and take the first exit again this time onto the A283 Petworth Road. Continue along the Petworth Road passing through the village of Witley and on towards Wormley. Continue along the Petworth Road passing King Edwards School on your right hand side and then take the second turning on your right into Combe Lane and then first turning right into Robin Way.



# Robin Way, Wormley

Approximate Gross Internal Area
87.6 sq m / 943 sq ft




This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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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