

10 Sunnyhill

Witley Godalming GU8 5RN

Guide Price: £514,500 Freehold

Emery& Orchard
ESTATE AGENTS


AUTOSCHILDER

- Potential To Extend (STNC)
- Popular Village Location
- Delightful Sitting Room With Woodburner
- Kitchen/Dining Room
- Conservatory & Utility
- Bathroom
- Three Bedrooms
- Double Glazing & Gas Central Heating
- Driveway, Garage & Worksop
- Fabulous Rear Garden



A well presented three bedroom semi detached family house with a fabulous garden, driveway, garage and workshop. The house provides bright and well planned accommodation while offering great potential for extension, subject to any necessary consents. The accommodation includes a delightful sitting room with woodburner, conservatory, kitchen/dining room with useful utility, downstairs bathroom and three good size bedrooms. The house is located in the popular village of Witley with its excellent local amenities, village store with post office, popular schools, bus routes and is within easy reach of the station and close to much common and heathland.

Emery& Orchard
ESTATE AGENTS


















VO5

Main Line Station – 1.2 miles (Waterloo approx. 55 mins)

Village Centre – 0.3 miles Godalming – 3 miles

Infant School – 0.9 miles Junior School – 0.3 miles

Secondary School – 0.7 miles

Doctors – 0.2 miles Dentist – 0.3 miles

A3 – 2 miles M25 – 16.5 miles M3 – 16 miles

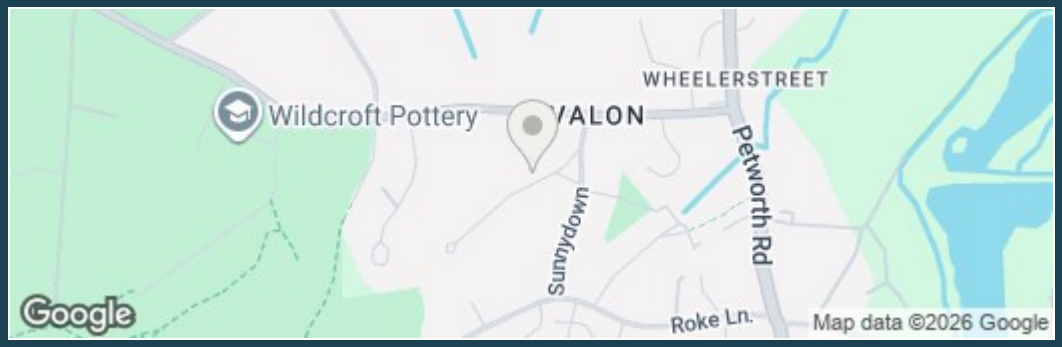
Council Tax Band – D Payable – £2594.03p (2026/27)

EPC Rating – D



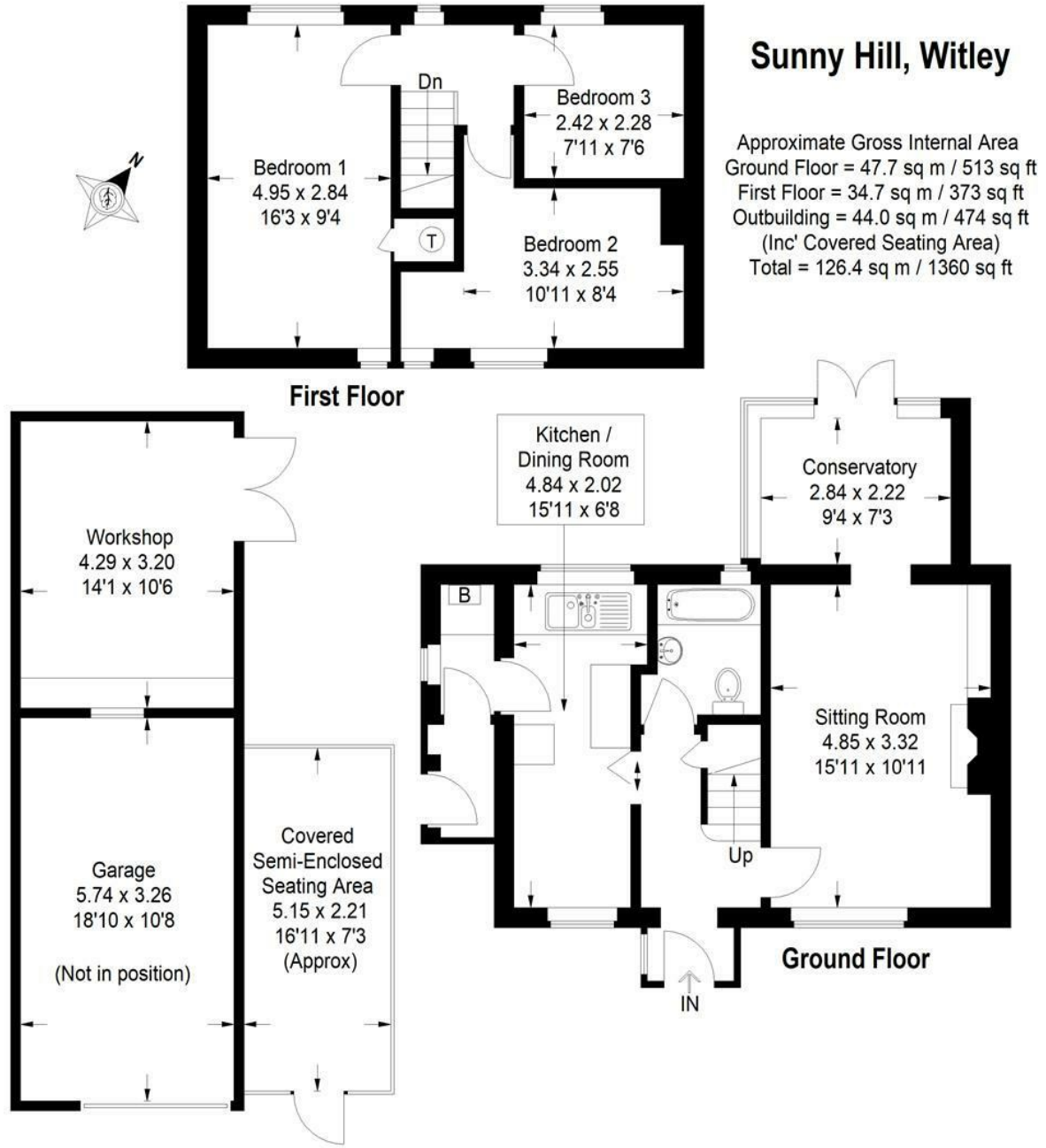


Directions: Proceed out of Godalming in a southerly direction on the A3100 towards Milford and on reaching Milford village take the first exit left at the mini roundabout into Church Road. Continue on to the next roundabout and take the first exit again this time on the A283 Petworth Road. Continue on towards Witley village and turn right immediately after The Star public house into Wheeler Lane. Continue along Wheeler Lane and take the second turning on your left hand side into Sunnyhill. Continue to the brow of the hill and turn right, which is a continuation of Sunnyhill, and number 10 will be found after a short distance on your right.



Sunny Hill, Witley

Approximate Gross Internal Area
Ground Floor = 47.7 sq m / 513 sq ft
First Floor = 34.7 sq m / 373 sq ft
Outbuilding = 44.0 sq m / 474 sq ft
(Inc' Covered Seating Area)
Total = 126.4 sq m / 1360 sq ft



Emery & Orchard
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk

rightmove
ZOOPLA
A member of OnTheMarket.com
PrimeLocation.com
naea | propertymark PROTECTED
The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

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.