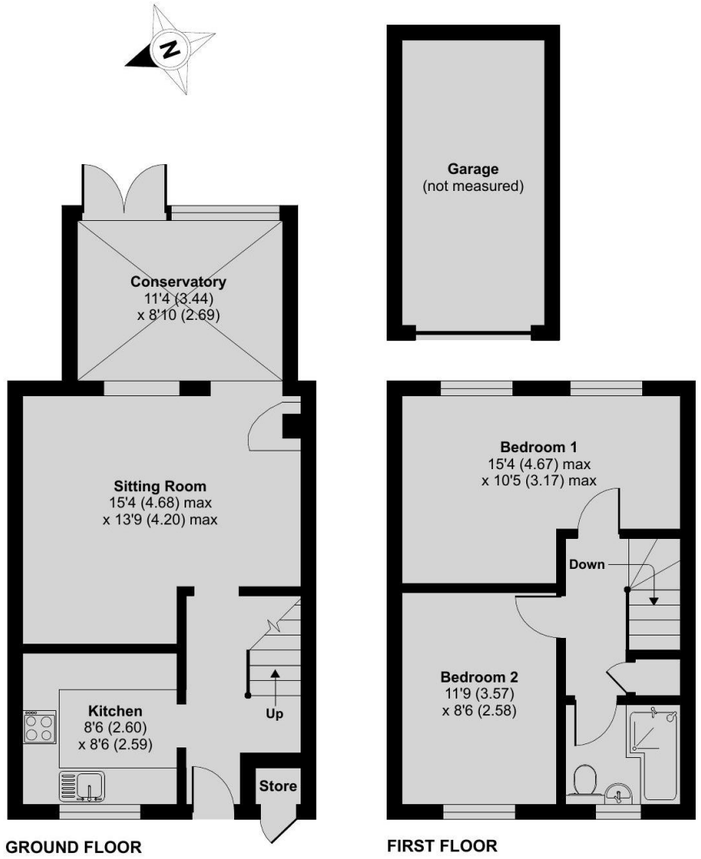
George Eliot Close, Witley, Godalming, GU8

Approximate Area = 790 sq ft / 73.4 sq m (Excludes Store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1501560

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	C	790	1.45 miles	Band D	NA	NA

Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

Rental Potential - Following advice from our Letting Department we understand the property could potentially rent out for £1750 PCM.

Fixtures & Fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

Viewing - Strictly by appointment through Seymours Estate Agents, 116 - 118 High Street, Godalming, Surrey, GU7 1DJ.

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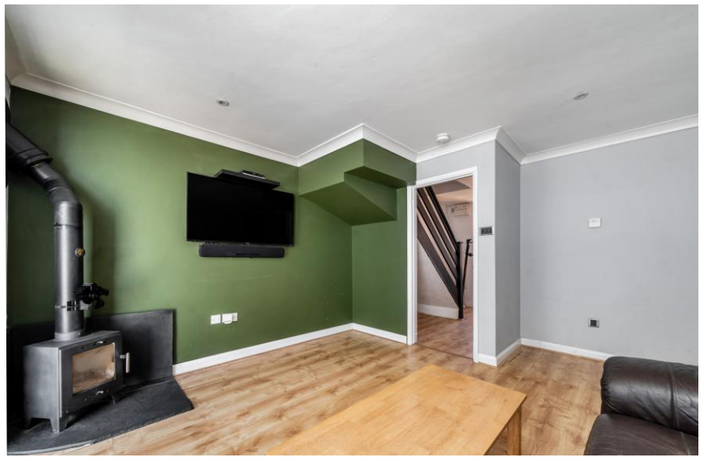
Seymours

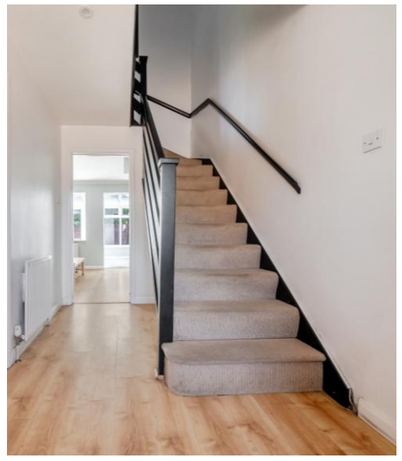


13 George Eliot Close, Witley, GU8 5PQ

£365,000 Freehold

A spacious two-bedroom home in Witley village within easy reach of beautiful surrounding countryside, offering approximately 790 sq.ft of well-planned accommodation with a generous sitting room, conservatory, principal bedroom with duo of windows and enclosed rear garden. A garage and parking add further appeal, while new wood-effect flooring creates a clean, fresh finish and an excellent blank canvas for its next owners.





116 - 118 High Street, Godalming, Surrey, GU7 1DJ | 01483 420 555 | sales@seymours-godalming.co.uk

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Your property partner for life

Positioned in an established residential setting within the popular Surrey village of Witley, this well-proportioned two-bedroom home offers approximately 790 sq.ft of accommodation, together with an enclosed rear garden enjoying a leafy backdrop. With wood-effect flooring creating a clean, fresh finish through much of the property, the house provides an excellent blank canvas for buyers looking to put their own stamp on their next home.

The front door opens into a useful entrance hall, providing a practical introduction to the home. There is a particularly valuable storage cupboard positioned beside the front door, while an area beneath the staircase provides plenty of additional storage space.

The kitchen sits to the front of the house and is arranged with a good amount of cabinetry and worktop space, incorporating a gas hob, oven and stainless-steel sink beneath the window. Its practical layout provides space for a range of freestanding appliances.

Continuing along the hallway, the accommodation opens into an impressively proportioned sitting room measuring approximately 15'4 x 13'9. Wood-effect flooring continues through the room, while recessed ceiling lighting and a contemporary colour palette give the space a modern feel. A wood-burning stove set on a dark hearth creates a superb focal point and adds a welcome sense of character.

Two wide openings connect the sitting room with the conservatory beyond, allowing the two spaces to work particularly well together. Measuring approximately 11'4 x 8'10, the conservatory is a valuable addition to the ground floor and could easily serve as a dining room, family space or home office. Its glazed roof and broad windows draw in plenty of daylight, while double doors open directly onto the garden.

Upstairs, the landing leads to two well-proportioned bedrooms and the family bathroom. Bedroom one is an especially generous room, extending to approximately 15'4 at its maximum and benefiting from a duo of windows overlooking the rear. There is ample space for wardrobes and additional bedroom furniture without compromising the sense of space.



Bedroom two is another well-proportioned room, making it equally suitable as a double bedroom, guest room or generous work-from-home space. Completing the first floor is the family bathroom, fitted with a white suite including a bath with glazed shower screen, wash basin and WC, complemented by contemporary dark wall panelling and hexagonal-effect flooring.

Outside, the rear garden is laid to lawn and enclosed by timber fencing, with mature trees and established greenery beyond the boundary creating an attractive leafy backdrop and a pleasing feeling of privacy. It is an space with plenty of potential for a new owner to introduce a terrace, planting or landscaping to suit their own tastes. Further benefits include a garage providing valuable off-road parking and additional storage.

George Eliot Close is well placed for village life, with Witley's local amenities, schools and surrounding countryside all readily accessible. Witley and Milford Commons provide extensive National Trust countryside for walking and recreation. Witley railway station, is just over 1.5 miles away providing regular services towards London Waterloo or Portsmouth, while the A3 can be accessed at Milford for connections towards Guildford, London and the M25.









