Seymours

Cramhurst Lane, Witley, Godalming, GU8

Approximate Area = 1500 sq ft / 139.3 sq m
Garage = 150 sq ft / 13.9 sq m
Total = 1650 sq ft / 153.2 sq m
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 2025. Produced for Seymours Estate Agents. REF: 1388253

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
4	1	D	1500	1.2 miles	Band F	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 £2500 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.

78 Cramhurst Lane, Witley, GU8 5RD

£700,000 Freehold

Well-proportioned detached family home with a generous conservatory, private garden and excellent flexibility. Set within an established residential setting in Witley, this appealing home offers spacious living accommodation, a separate study, garage and a mature rear garden, providing an excellent opportunity to personalise and add value over time.

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Your property partner for life

Set within a well-regarded residential area of Witley, this detached home offers a generous and well-balanced layout that lends itself perfectly to family life, while also presenting clear scope for modernisation or reconfiguration, subject to the usual consents.

Tucked back from the road and enjoying a pleasant sense of privacy, the property immediately conveys a reassuring solidity and space. Stepping inside, the accommodation unfolds around a notably spacious sitting/dining room that stretches to over 27 feet in length. This impressive main reception offers clearly defined areas for both relaxing and entertaining, with excellent natural light enhancing the sense of openness.

Generating a natural flow, the sitting/dining room opens directly into a full-width conservatory that forms a bright and versatile additional reception space. With extensive glazing and views across the rear garden, this is a wonderful room for everyday living, informal dining or simply enjoying the outlook throughout the seasons, with doors opening out onto the garden beyond.

Positioned to the rear, the kitchen is well arranged and practical, fitted with a range of units and good worktop space. While perfectly functional, it also offers clear potential for updating or redesigning to suit modern tastes. Adjoining the main living space is a separate study, providing an ideal home office, hobby room or snug, while a ground floor cloakroom completes the downstairs accommodation.

Upstairs, the sense of space continues with four well-proportioned bedrooms, all enjoying good natural light. The principal bedroom is a comfortable double with fitted wardrobes, while the second bedroom is also a generous double. The remaining two bedrooms provide excellent flexibility, with one particularly well suited as a child's room, guest bedroom or home office. These rooms are served by a family bathroom fitted with a bath, wash basin and WC, with a window providing natural light and ventilation.

The rear garden is a particular feature of the property, offering a private and well-established setting that is ideal for both relaxation and entertaining. Mainly laid to lawn, the garden is interspersed with gently curving pathways and paved seating areas, creating interest and structure while remaining easy to maintain. Mature boundaries provide a good degree of privacy, and there is ample space for outdoor dining, play or further landscaping.

To the front, the property benefits from off-street parking leading to the attached garage, which provides useful storage and further potential, subject to the usual consents.