

Church Lane, Witley, Godalming, GU8

Approximate Area = 1355 sq ft / 125.8 sq m
Outbuilding = 399 sq ft / 37 sq m
Total = 1754 sq ft / 162.8 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 2026. Produced for Seymours Estate Agents. REF: 1492846

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	1	D	1355	1.21 miles	Band E	NA	NA

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



2 Stone Cottages, Church Lane, Witley, GU8 5PN

£795,000 Freehold

A charming three-bedroom period cottage occupying a delightful position in the heart of Witley village. Rich in character and set within mature gardens, the property offers generous accommodation, ample driveway parking and exciting potential to modernise and extend, subject to the usual planning permissions.



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Enjoying a delightful position in the heart of the picturesque Surrey village of Witley, Stone Cottages is a charming period home brimming with character, set within generous mature gardens and offering exciting scope to modernise and extend, subject to the usual planning permissions. Beautiful stone elevations, feature fireplaces and established gardens combine to create a home full of warmth and charm, whilst the substantial detached outbuilding offers excellent potential as a workshop, studio or extensive storage, subject to the necessary consents.

Approached via a long, tree-lined driveway, the property enjoys an attractive frontage with established planting and ample driveway parking. A pathway leads to the front entrance where the accommodation unfolds naturally from the welcoming sitting room.

The dual aspect sitting room is full of character, featuring exposed stone walls and an impressive inglenook-style fireplace with wood-burning stove creating a wonderful focal point. Double doors open directly onto the front garden, allowing natural light to flood the room and providing an attractive outlook.

Beyond, the accommodation flows into a generously proportioned dining room, an ideal space for both everyday family life and entertaining. Stairs rise to the first floor whilst an opening leads through to the kitchen.

The kitchen is fitted with an extensive range of cabinetry providing excellent storage, generous work surfaces and views across the rear garden. A doorway leads into a useful laundry room incorporating appliance space and a cloakroom/WC, whilst the adjoining utility room provides further storage, completing the practical service areas of the home.

Also accessed from the dining room is a versatile dual aspect study, providing an excellent home office, snug or potential ground floor bedroom if required.

The first-floor landing gives access to three well-proportioned bedrooms and the family bathroom. The principal bedroom is a generous double, benefiting from fitted mirrored wardrobes and attractive views across the front and side gardens. Bedroom two is another comfortable double, whilst bedroom three provides a versatile space, ideal as a child's bedroom, guest room or home office.



Completing the first floor is a spacious family bathroom fitted with both a corner bath and separate shower enclosure.

Outside, the mature rear garden offers a feeling of privacy and is wonderfully established with a variety of shrubs, trees and well-stocked planting beds. The gardens provide ample space for keen gardeners, families and outdoor entertaining, whilst also housing a greenhouse and a substantial detached shed extending to almost 400 sq ft.

Situated on sought-after Church Lane, the property enjoys an enviable village setting just moments from All Saints' Church, local shops, pubs and miles of surrounding countryside. Witley mainline station provides direct services to London Waterloo, whilst nearby Godalming offers an excellent range of shopping, restaurants and leisure facilities. The area is particularly well placed for local state and independent schools, including Rodborough, King Edward's, Charterhouse and Prior's Field, together with easy access to the A3 for London, Guildford and the South Coast.

