



ROSSNAREE

WITLEY • GODALMING

MERRYACRES, WITLEY, GODALMING, SURREY, GU8 5RG

Occupying a beautifully secluded plot within one of Witley's most desirable cul-de-sacs, Rossnaree is an immaculately presented detached family home offering exceptionally flexible accommodation, established gardens and excellent scope to extend, subject to the usual planning permissions. Thoughtfully improved by the current owners, the property benefits from a brand-new roof with a ten-year guarantee, upgraded electrics and consumer unit, a new three-circuit heating system with large hot water cylinder, a recently refitted first-floor bathroom, full internal redecoration and selected new flooring, providing complete peace of mind for its next owners.

Approached via a substantial driveway providing parking for numerous vehicles, the property enjoys an attractive frontage with landscaped gardens and beautiful hydrangeas creating an impressive first impression. A detached double garage provides additional parking, storage or workshop space. The front door opens into a welcoming entrance hall, where attractive wood-effect flooring flows throughout much of the ground floor. From here, doors lead to the principal reception rooms and versatile ground-floor accommodation, while the staircase rises to the first floor.

The impressive sitting room/family room is undoubtedly one of properties finest features. Beautifully proportioned and filled with natural light, this superb living space centres around a stunning genuine Bordeaux stone fireplace with wood-burning stove. Bespoke built-in oak cabinetry and shelving enhance both character and practicality, whilst wide bi-fold doors open onto the expansive paved terrace, creating a seamless connection between the house and garden. Positioned alongside, the kitchen/breakfast room is fitted with an extensive range of painted shaker-style cabinetry complemented by granite work surfaces and integrated appliances. There is ample room for everyday dining, while French doors provide direct access to the terrace. All white goods are included within the sale.

The ground floor offers exceptional flexibility with two further generous rooms. The larger is currently arranged as a spacious home office but would equally serve as a family room, snug or ground floor bedroom. Alongside, a further double bedroom is presently arranged with attractive oak furniture, providing excellent guest accommodation or additional living space. These versatile rooms are served by a family bathroom, making them ideal for multi-generational living or visiting guests. A practical utility room and cloakroom complete the ground floor.

The first-floor landing leads to two generous double bedrooms. The principal double bedroom benefits from extensive mirrored wardrobes, useful eaves access and views over the front of the property. Bedroom two is another excellent double bedroom, also benefiting from fitted storage and useful eaves access, whilst enjoying leafy views across the rear garden. A contemporary shower room completes the first-floor accommodation.

Outside, the beautifully established gardens create a wonderful sense of seclusion and tranquillity. Immediately adjoining the house is a generous paved terrace, accessed via both the bi-fold doors from the sitting room and French doors from the kitchen, providing the perfect setting for outdoor entertaining, family gatherings and al fresco dining. Beyond, the established gardens extend across sweeping lawns framed by mature specimen trees, ornamental shrubs and colourful planting. An attractive arbour leads to a charming orchard area with fruit trees, raised vegetable beds and a garden shed, creating an idyllic retreat for keen gardeners and families alike. The generous plot also offers excellent potential for future enlargement, subject to the usual planning consents. The property further benefits from a detached double garage and an extensive driveway, comfortably accommodating multiple vehicles.



CONTACT: IAN BOND

116-118 HIGH STREET, GODALMING, SURREY, GU7 1DJ

01483 420 555

IAN@SEYMOURS-GODALMING.CO.UK





ACCOMMODATION & SPECIFICATION

Beautifully presented detached family home * Quiet cul-de-sac position with exceptional feeling of privacy * Mature gardens on a generous plot with orchard area * Spacious, versatile accommodation with scope to extend (STPP) * Magnificent sitting room with Bordeaux stone fireplace and log burner * Bi-fold and French doors opening onto a large paved entertaining terrace * Bespoke built-in oak furniture and quality finishes throughout * Four double bedrooms including principal suite with fitted wardrobes * Detached double garage and extensive private driveway parking * New roof (10-year guarantee), upgraded electrics, new heating system and recently refitted family bathroom *





LOCATION

Situated within the highly regarded Merryacres, a quiet residential cul-de-sac in the heart of Witley, the property enjoys the perfect balance of village living and convenience. Witley offers an excellent selection of local shops, cafés, public houses, a doctor's surgery and highly regarded schools, together with a mainline railway station providing regular services to London Waterloo. Nearby Godalming offers a wider range of independent shops, restaurants and leisure facilities, while the surrounding Surrey Hills National Landscape provides miles of beautiful countryside walks and cycling routes. The A3 is also easily accessible, offering excellent road connections to Guildford, London and the South Coast.

PROXIMTY

Milford (Station)	1 miles
Witley (Station)	2 miles
Godalming (Station)	3 miles
Guildford (Station)	7 miles
Kingston	26 miles
Chichester	25 miles

SERVICES & LOCAL AUTHORITY

Tenure	Freehold
EPC Rating	D
Council Tax Rating	Band F
Local Authority	Waverley Borough Council
Services	Mains water, drainage, electricity and gas central heating



Merryacres, Witley, Godalming, GU8

Approximate Area = 1572 sq ft / 146 sq m

Garage = 273 sq ft / 25.3 sq m

Total = 1845 sq ft / 171.3 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: 1494344





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

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements or details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.