

OAKDENE

WITLEY • GODALMING

OAKDENE

GASDEN LANE, WITLEY, GODALMING, SURREY, GU8 5RJ

Offering approximately 2,300 sq.ft of exceptionally well-proportioned accommodation, this substantial four-bedroom home provides an excellent balance of open-plan family living, separate reception space and generous bedrooms, together with parking for up to four cars. The layout has clearly been designed with everyday family life in mind, with an impressive kitchen and family/dining area forming the heart of the ground floor, complemented by a separate sitting room, office and utility room.

The front door opens into a welcoming entrance hall, from which the principal reception rooms are arranged. To the front is a separate sitting room incorporating a bay window, engineered oak flooring and a characterful open fireplace with exposed brick surround and hearth, creating a warm focal point to the room. Its separation from the main open-plan living space makes it equally suited to relaxed evenings, entertaining or simply providing a quieter retreat.

Also positioned towards the front of the house is a dedicated home office, a particularly valuable addition for those working remotely. A ground-floor cloakroom is conveniently positioned nearby.

The real centrepiece of the home is the outstanding open-plan space extending across much of the rear. The kitchen/breakfast room provides an excellent amount of preparation, storage and entertaining space, with a substantial central island creating a natural focal point. A separate utility room provides valuable additional storage and laundry facilities, helping to keep the main kitchen space uncluttered and well organised.

The kitchen flows directly into an exceptionally generous family/dining room. The scale of this space allows clearly defined areas for dining and informal family living while retaining a wonderfully sociable, open feel. Bi-fold doors across the rear provide a strong connection with the garden and make this an especially appealing space for entertaining during the warmer months.

Upstairs, four well-sized bedrooms are arranged across a split-level landing, with additional steps leading to bedrooms one, three and four. The impressive principal bedroom extends to approximately 19'5 and is dual aspect, with extensive fitted wardrobes including walk in wardrobe and a contemporary en-suite shower room.

A second generous double measures approximately 15' and benefits from a broad bay window and built-in storage, while bedroom three is another substantial double with fitted cupboards and its own en-suite. Bedroom four is a comfortable single, equally suited as a child's room, guest bedroom or study.

Excellent fitted storage features throughout, particularly in the principal bedroom where bespoke-style cabinetry surrounds the bed recess. Completing the first floor is a stylish family bathroom. Neutral décor, soft carpeting and leafy outlooks create a calm and cohesive feel throughout.

Outside, the property is complemented by a generous and established rear garden, providing an attractive backdrop to the house and ample space for outdoor seating, entertaining and family life. Mature trees, shrubs and planting create a leafy setting and a good feeling of privacy.

It’s also worth noting that the property benefits from solar panels and an EV charging point, providing useful energy-efficient features for modern living.



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ACCOMMODATION & SPECIFICATION

Substantial four-bedroom family home * Approximately 2,304 sq.ft of accommodation * Superb 22'5 kitchen/breakfast room with central island * Exceptional family/dining room opening onto the garden * Separate bay-fronted sitting room * Dedicated ground-floor home office * Separate utility room * Four generous bedrooms with excellent fitted storage
Two en-suite shower rooms and family bathroom * Impressive, flexible layout and with solar panels and an EV charger ideal for modern family living *













LOCATION

Oakdene enjoys a desirable position in Witley, surrounded by beautiful Surrey countryside yet conveniently placed for village amenities, schools and transport links. The Wealden Heaths National Nature Reserve is a few steps from the door, giving endless opportunities for dog walkers, mountain bikers, and anyone who enjoys the outdoors. Witley has two popular pubs and a village store, while Milford is a little over a mile away, with its garden centre, post office, Secrett's farm shop, Tesco Express, chemist and mainline station, with services towards Guildford and London Waterloo. The area is particularly well served for both state and independent schooling, with Witley Infants, The Chandler School, Rodborough and Barrow Hills School all within a mile away. King Edward's School is around 1.8 miles away. Other highly regarded schools like Churcher's, The Royal Grammar School and Guildford High School are also accessible.

PROXIMITY

Godalming	3 miles
Guildford	8 miles
Haslemere	6 miles
Goodwood/Chichester	26 miles
Brighton	47 miles

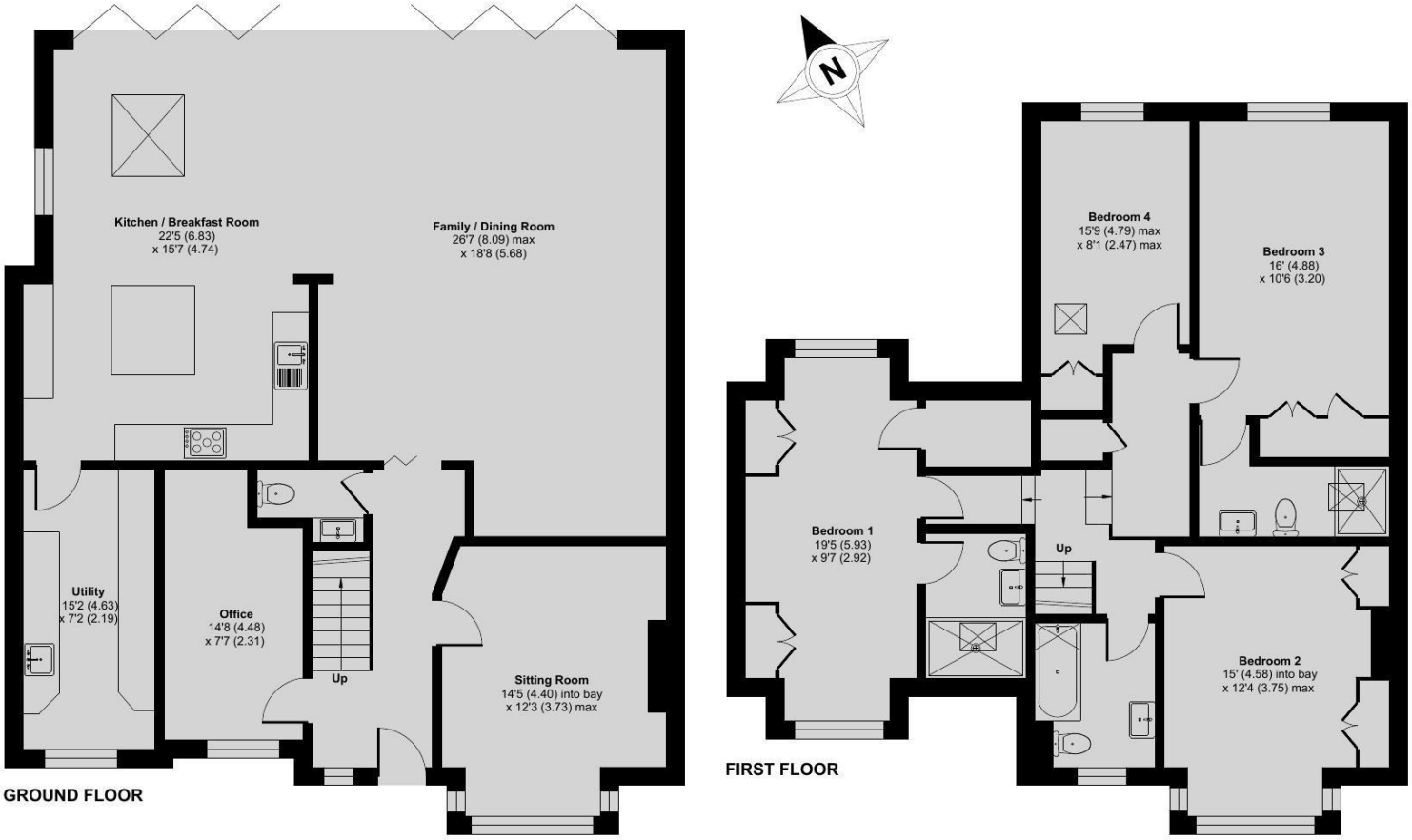
SERVICES & LOCAL AUTHORITY

Tenure	Freehold
EPC Rating	C
Council Tax Rating	Band G
Local Authority	Waverley Borough Council
Services	Main water, electricity, gas fired central heating and mains drainage

Gasden Lane, Witley, Godalming, GU8

Approximate Area = 2304 sq ft / 214 sq m

For identification only - Not to scale



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