



5 Northfield, Witley, GU8 5LN

£450,000 Freehold

A characterful three-bedroom period home offering approximately 1,180 sq ft of versatile accommodation, with generous reception space, a conservatory, bonus loft room and wonderfully long rear garden, set in the heart of Witley village, moments from Witley C of E Infant School and just over a mile to the mainline station with services to London Waterloo.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	1	TBC	1183	1.2 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 £2250 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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This attractive period home offers approximately 1,180 sq ft of characterful and versatile accommodation arranged over three floors. The house combines generous reception space with three bedrooms, a useful loft room, large family bathroom and conservatory, while outside a wonderfully long rear garden adds further appeal. There is scope to update and personalise the property, creating an exciting opportunity for its next owners.

The front door opens into an entrance hall, with the accommodation immediately giving a sense of the character found througho ut the house. To the front is a generous sitting room, where a wide bay window brings plenty of light into the space. A wood-burning stove set within the chimney breast and wood-effect flooring add warmth and character.

A wide opening connects the sitting room with the adjoining dining room, creating an excellent flow between the two reception spaces. The dining room comfortably accommodates a substantial table and chairs and has its own attractive cast-iron fireplace with decorative tiled inserts, together with useful built-in cupboards. The flooring continues through from the sitting room, further enhancing the feeling of one large and sociable living space.

From the dining room, a door leads into the kitchen, which is fitted with a range of Shaker-style cabinetry complemented by timber worktops and tiled splashbacks. There is an integrated oven and gas hob, space for further appliances and a curved breakfast bar providing additional worktop space.

Beyond the kitchen is a particularly useful conservatory, extending across the rear of the house and providing an additional reception space overlooking the garden. A glazed roof and windows on three sides bring in plenty of light, while double doors open directly onto the garden, creating a natural connection between the house and outside space. A ground-floor cloakroom completes this level.

The first floor is arranged around a central landing and provides three bedrooms. The two principal bedrooms are both good-sized double rooms and retain further period character, including cast-iron fireplaces, while fitted cupboards provide useful storage. The third bedroom is smaller and would make an ideal child's room, nursery or dedicated home office.

Also on the first floor is an impressive family bathroom. Generously proportioned, it combines a freestanding roll-top bath with a separate glazed shower enclosure, WC and countertop wash basin set upon a substantial timber vanity surface.



Stairs continue to the second floor, where there is a generous bonus loft room extending to approximately 12'6 x 11'. Set beneath the roofline and benefiting from a large rooflight, this is an extremely useful and flexible additional space, ideal for home working, hobbies or storage.

Outside, the rear garden is a particular feature of the property, extending a considerable distance away from the house and offering plenty of opportunity for its next owners to landscape and personalise. There are established trees and planting, areas of lawn and fencing to the boundaries, together with a shed and adjoining wood store.

Northfield occupies a convenient position within the popular Surrey village of Witley, surrounded by miles of attractive countryside and well placed for everyday amenities. Witley and nearby Milford provide local shops, schools and railway stations with services towards Guildford and London Waterloo, while the surrounding area offers excellent opportunities for walking and recreation. Godalming is 3 miles away and provides a broader selection of independent shops, cafés, restaurants and leisure facilities, together with its historic High Street and mainline station.

