

Denotes restricted
head height

Yew Tree Road, Witley, Godalming, GU8

Approximate Area = 1508 sq ft / 140 sq m
Limited Use Area(s) = 93 sq ft / 8.6 sq m
Total = 1601 sq ft / 148.6 sq m
For identification only - Not to scale



Dialstone Cottage, 40 Yew Tree Road, Witley, GU8 5RH

£750,000 Freehold

An attractive and beautifully presented home offering versatile accommodation, with an impressive extended ground floor ideal for everyday living and entertaining. Highlights include a separate sitting room with feature fireplace, kitchen/dining room, utility room and a superb additional reception room with vaulted ceiling and rooflight, overlooking the mature south-east facing garden. An EV charger adds further convenience. Ideally situated in popular Witley, the property is well placed for local amenities, schools and countryside, with Milford mainline station just over a mile away.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Seymours Estate Agents. REF: 1516008



Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
3	2	D	1507	1.3 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 £2,500-£2,750 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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Dialstone Cottage is an attractive and individual detached home, beautifully presented throughout and offering surprisingly spacious and versatile accommodation, three well-proportioned bedrooms and a particularly impressive rear garden.

The property is approached via a generous gravelled driveway providing off-road parking for 2 cars, with established planting complementing the cottage-style painted brick elevations, dormer windows and covered entrance.

Inside, the welcoming entrance hall leads to a generous sitting room, with ample space for multiple seating areas and a handsome stone fireplace providing an attractive focal point. Double doors lead through to a separate reception room, currently arranged as a home office and enjoying views over the garden.

The kitchen/dining room is another highlight, fitted with an extensive range of sage-green Shaker-style cabinetry, contrasting work surfaces and integrated cooking appliances. A broad opening connects the kitchen with the dining area, where there is plenty of room for a substantial table and sliding doors open directly onto the rear terrace and garden.

Of particular note is the impressive extended family room overlooking the garden. With a vaulted ceiling, rooflight, and French doors outside, this wonderfully light and versatile space could equally suit a studio, home office, gym or teenage room.

A useful boot room and utility room and contemporary family bathroom complete the main ground-floor accommodation.

Upstairs are three comfortable and well-proportioned bedrooms, including a particularly generous principal bedroom. Dormer windows and gently sloping ceilings add character, while a separate shower room serves the first floor.



Outside, the established South-East facing rear garden is a standout feature. A paved terrace adjoining the house provides an excellent setting for outdoor dining, beyond which a broad lawn is surrounded by mature trees, flowering shrubs and well-stocked borders. Several informal seating areas and established boundaries create a pleasing sense of privacy.

Yew Tree Road is well placed for enjoying village life in Witley and the surrounding Surrey countryside. Local schools include Witley CofE Infant School, The Chandler CofE Aided Junior School and Rodborough School, while nearby commons and countryside provide excellent walking and recreational opportunities.

Milford mainline station is just over a mile away providing direct and regular services to London Waterloo. Milford offers a broader range of everyday amenities and convenient access to the A3. Godalming is also within easy reach, with its excellent selection of independent shops, cafés and restaurants, leisure facilities and mainline station.

