



## Pine View Haslemere Road, Witley - GU8 5QA

Guide Price £950,000 - Freehold



## A fantastic, bright and spacious four double bedroom family home set within level gardens of approximately one-third of an acre.

- Popular Village Setting
- Attractive Detached Family Home
- Triple Aspect Sitting Room With Fireplace
- Kitchen/ Breakfast Room
- Downstairs Cloakroom
- Expansive Level Mature Gardens
- Principal Bedroom with En-suite
- Family Bathroom
- Gravel Driveway & Integral Garage
- No Forward Chain

A bright and spacious four double bedroom family home set within level gardens of approximately one-third of an acre, offering well-proportioned accommodation and excellent potential to enlarge, subject to the necessary planning permissions.

A covered porch leads into a welcoming entrance hall providing access to all principal rooms. The generous triple aspect sitting and dining room is filled with natural light and features sliding doors opening onto the rear garden, as well as an attractive open fireplace with a stone surround. The kitchen/breakfast room is fitted with a range of units complemented by granite work surfaces and a central breakfast bar/island, creating a practical and sociable space.

The ground floor also benefits from a cloakroom and an integral garage, which offers potential for conversion into additional living space, subject to the necessary consents.

Upstairs, a spacious landing leads to four double bedrooms and a family bathroom. The principal bedroom enjoys fitted wardrobes and an en-suite shower room.

Outside, the rear garden is mainly laid to lawn and features two paved terraces, one with a built-in brick barbecue, along with a vegetable garden area and three garden sheds. To the front, a shingled driveway provides parking for several vehicles beside a lawn with a mature cherry tree, while gated side access leads through to the rear garden.

## Services:

Broadband and Mobile services: Visit [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

Mains: Gas, electric, water and drainage (As advised by our clients)

Waverley Borough Council Tax Band 2025/26: Band G (£4,129.78)

EPC RATING: D

## Directions:

SATNAV: GU8 5QA

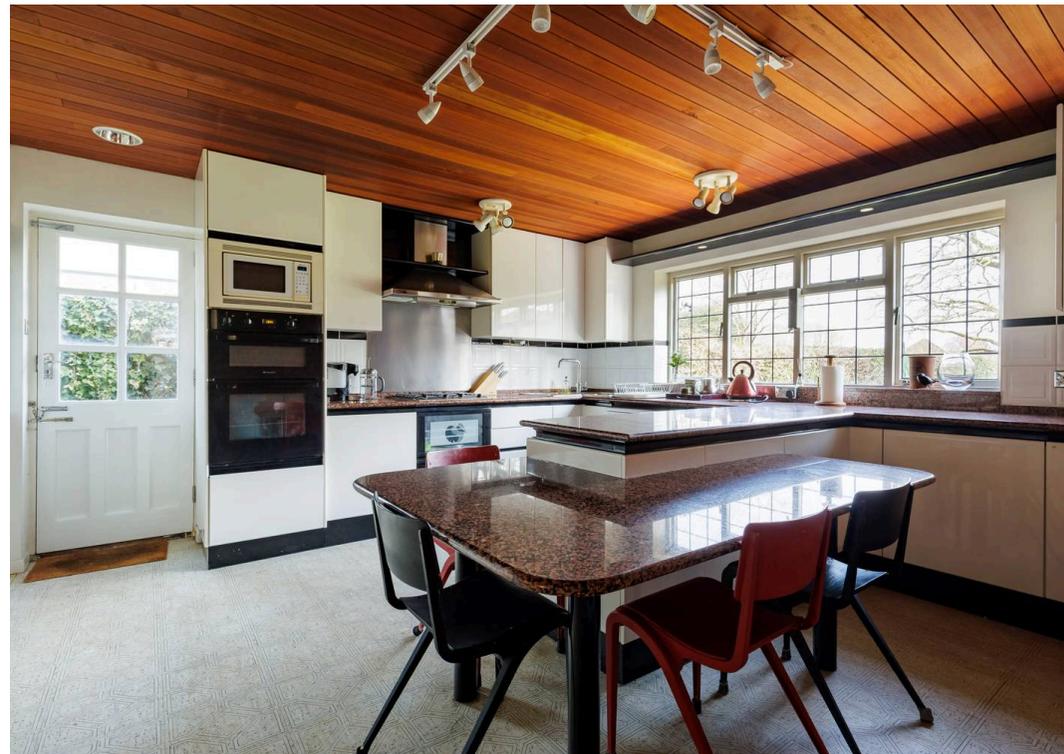
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## Location:

Situated in the sought-after village of Witley, surrounded by beautiful Surrey countryside. Nearby Witley Common, part of an extensive area of National Trust commonland, provides miles of scenic walking, cycling, and riding routes, making it ideal for outdoor enthusiasts.

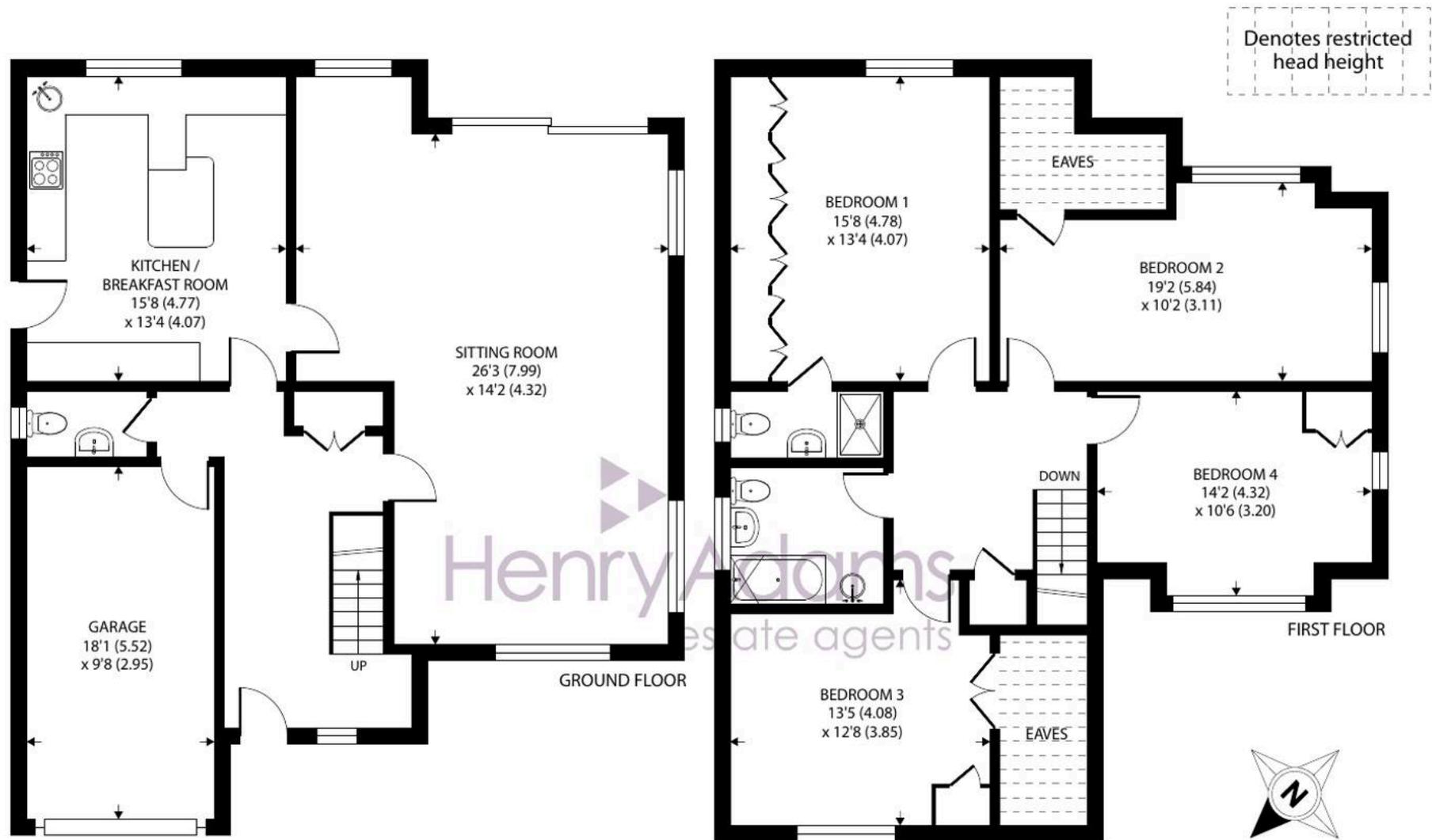
The historic market town of Godalming, with origins dating back over 1,000 years, offers a charming High Street with an excellent selection of independent shops, cafés, pubs, restaurants, and supermarkets. The wider area is well regarded for its excellent range of both state and independent schools.

*Instagram: Follow us @haslemerepropertyclub*









## Pine View, Haslemere Road, Witley, Godalming

Approximate Area = 1772 sq ft / 164.6 sq m

Limited Use Area(s) = 106 sq ft / 9.8 sq m

Garage = 175 sq ft / 16.2 sq m

Total = 2053 sq ft / 190.6 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). © natchecom 2026. Produced for Henry Adams. REF: 1422463







## Henry Adams - Haslemere

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