



Robin Way, Wormley
Godalming, Surrey, GU8



Beyond your expectations

Super family house enjoying seclusion, perfect for commuting

Four /Five bedrooms | three bath/shower rooms | entrance porch | hall/dining hall | sitting room | study | excellent partly vaulted kitchen/dining/living space | family room | utility room | gas central heating | double glazing | garage with the private drive providing additional car parking

Guide Price £700,000 Freehold

Description

A light and well proportioned double fronted modern house which has been most imaginatively extended resulting in providing a deceptive amount of family accommodation. From the enclosed entrance porch you step into a spacious reception hall/dining room, the sitting room to the left has double doors leading to the rear garden along with a gas coal effect fire. Leading off from the sitting room is the private study. Of particular note is the triple aspect and semi-vaulted Shaker style kitchen/dining living space(with a gas hob, fan assisted double oven, microwave and dish washer) with a feature arched window and double doors affording views and giving access out onto the attractive Mediterranean style garden. The family and utility rooms also lead directly off the kitchen, with access to the garage from the utility room.

On the first floor there are four bedrooms with a well appointed family bathroom and separate shower room which is directly adjacent to bedrooms 2 & 4. A further shower room completes the downstairs accommodation, and serves the family room currently used as a 5th.bedroom.

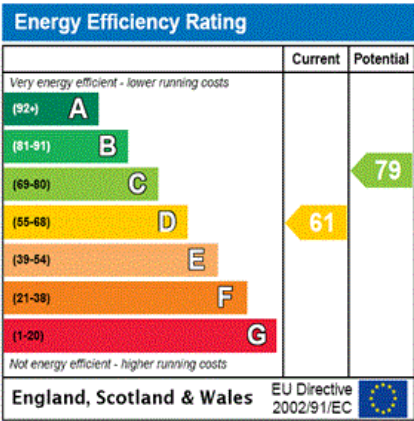
Outside

A private driveway provides plenty of car parking and serves the garage with light and power. The gardens are a further feature with the rear having been landscaped in the Mediterranean style, with lighting and a split level sun deck, which leads onto an area of lawn with attractive raised and stocked flower borders with sleeper

retaining walls. A gated path leads down one side of the house to the large and well enclosed front garden which is immensely useable and provides a further play area, with areas of lawn and a selection of mature trees. There are two garden stores (one with light and power) and an outside water tap and power points.

Location

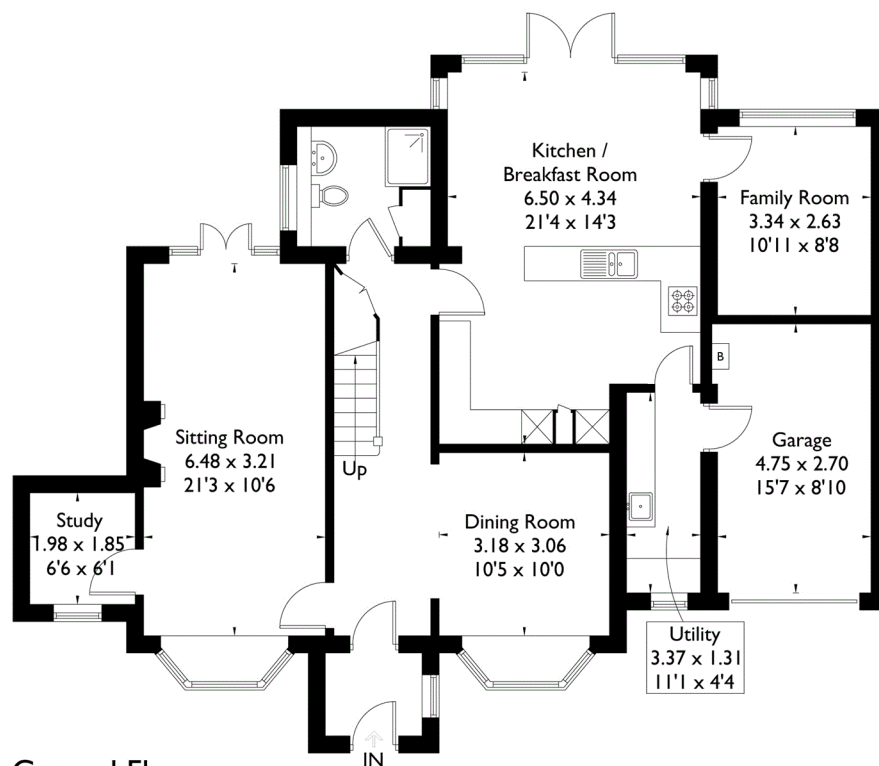
So ideal for the commuter or those wishing their children to have some independence being conveniently situated for access to Witley mainline station (Waterloo 55 minutes). Bordered by the pretty villages of Witley, Chiddingfold & Hambledon, all providing a good range of local village amenities, including schools, (King Edwards 0.3 miles, Witley infants 1 mile, Chandlers Junior 1.4 miles) shops, and choice of inns/restaurants. The house is within easy reach from many miles of open countryside ideal for walking, riding and cycling. Godalming is about 5 miles away with its attractive semi-pedestrianised High Street, a wide choice of cafes and restaurants together with Waitrose and Sainsbury's supermarkets. Schools for all age groups are also in the vicinity, including Rodborough at Milford and the 6th form college in Godalming, There is a bus service on the Petworth Road.



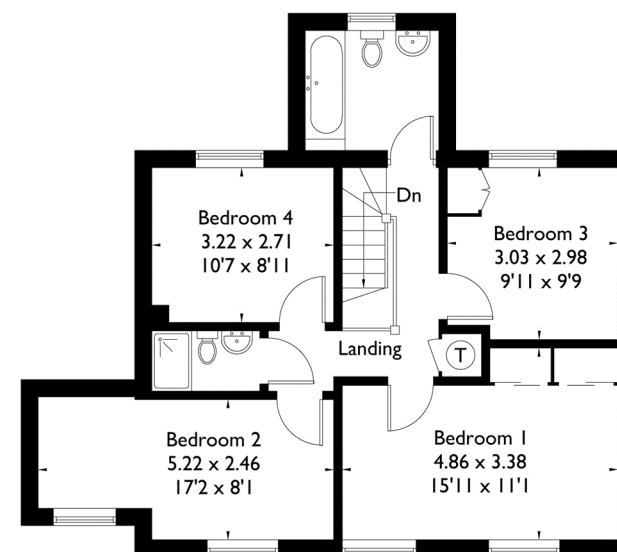
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Robin Way, Wormley, Godalming

Approximate Gross Internal Area = 178.9 sq m / 1926 sq ft
(Including Garage)



Ground Floor



First Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 194349

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

