



**The Wendy House, Haslemere Road, Godalming, Surrey GU8 5PT  
Freehold**

CLARKE  GAMMON

## THE WENDY HOUSE HASLEMERE ROAD GODALMING SURREY GU8 5PT

|   |   |
|---|---|
| Individual detached cottage                 | Full fibre connection to property (maximum 900mbps) |
| Open plan sitting/dining/kitchen            | Ground floor bedroom & ensuite shower               |
| First floor bedroom and bathroom            | Underfloor heating on the ground floor              |
| Wood burner                                 | South facing rear garden overlooking countryside    |
| Electric central heating and double glazing | Permission to extend granted                        |



**A delightful and unique detached two bedroom cottage in a stunning and idyllic setting high up in the picturesque Surrey Hills.**

### THE PROPERTY

The Wendy House was built in 2015 and enjoys the most glorious rural setting surrounding by breath-taking countryside just outside the popular village of Brook. Although relatively modern in its construction the cottage has its own character and charm with cedar cladding to the front and surrounded by private and well maintained gardens directly adjoining farmland and countryside to the rear. The cottage would make the perfect quiet weekend hideaway or suit a buyer who enjoys the quiet life with countryside walks on their doorstep. The majority of the accommodation is on the ground floor where there is an open plan sitting/kitchen/dining room with underfloor heating, a wood burner and double aspect views to both the front and rear, there is also a bedroom on the ground floor with an ensuite shower room. On the first floor is another double bedroom and separate bathroom. There are attractive wooden framed double glazed windows, electric central heating system and private drainage.



## SITUATION

The Wendy House is close to the village of Brook with its village green and Dog & Pheasant public house. Nearby Witley and Chiddingfold villages have a good range of local amenities including shops, pubs and churches with Witley also having a main line station serving London, Waterloo. The area is generally well served with state and private schools including King Edwards, Barrow Hills prep, Witley Primary School, Rodborough Comprehensive at Milford and Chandlers Junior School in Witley. The towns of Godalming and Haslemere are within easy reach and provide more comprehensive facilities along with main line stations into London Waterloo. The whole area is surrounded by many miles of countryside much of it National Trust owned.

## THE GROUNDS

The Wendy House is approached by its shingle driveway and parking area with steps up to a paved pathway to the entrance area. There are well maintained lawns at the front and a shed and log store to the side. The rear garden has a glorious southerly aspect with a large wrap around paved sun terrace and immediately adjoined countryside creating a stunning backdrop for outside dining and entertaining.

Milford Railway Station - 3 miles  
Witley Village - 2.1 miles  
Haslemere Town Centre - 4.75 miles  
Chiddingfold Village - 3.8 miles  
Guildford - 9 miles  
Gatwick Airport - 26 miles  
Heathrow Airport - 28 miles

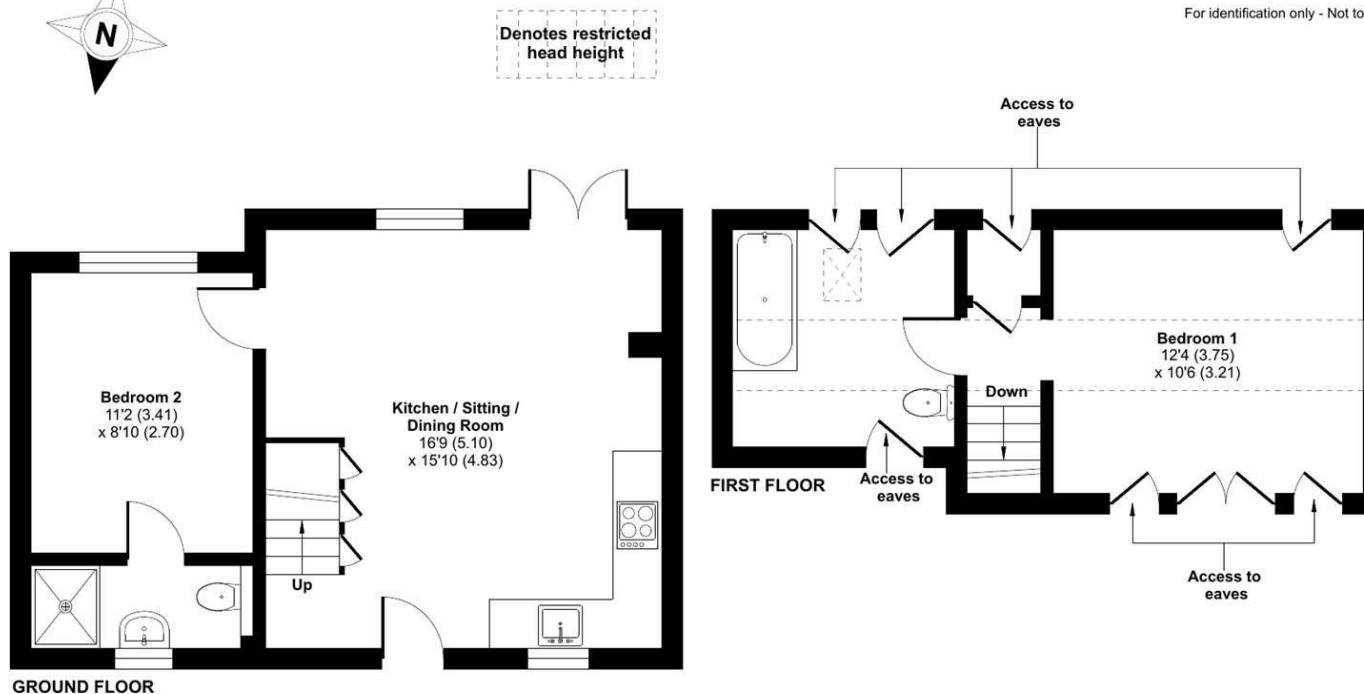
All distances are approximate



# Haslemere Road, Witley, Godalming, GU8

Total = 652 sq ft / 60.5 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). ©ntchecom 2025. Produced for Clarke Gammon. REF: 1257711

## LOCAL AUTHORITY

Waverley

## COUNCIL TAX

Band C

## SERVICES

Mains water, electricity & private drainage

12th July 2025

## Energy Efficiency Rating

|   | Current | Potential   |
|---|---------|---|
| Very energy efficient - lower running costs |         |   |
| (92 plus) A                                 |         |   |
| (81-91) B                                   |         | 71  |
| (69-80) C                                   |         |   |
| (55-68) D                                   | 54      |   |
| (39-54) E                                   |         |   |
| (21-38) F                                   |         |   |
| (1-20) G                                    |         |   |
| Not energy efficient - higher running costs |         |   |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC  |

## CG HASLEMERE OFFICE

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## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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