



Wormley

Guide Price £320,000 (Leasehold)

This luxury ground floor two double bedroom apartment enjoys a pleasant corner position with extensive views over playing fields and woodland, and is situated in a prestigious private development with secure underground parking, located within the rural setting of Wormley, and just a short walk from Witley Station which offers regular connections to London Waterloo, Guildford and Portsmouth. A viewing is highly recommended. No Onward Chain EPC: C

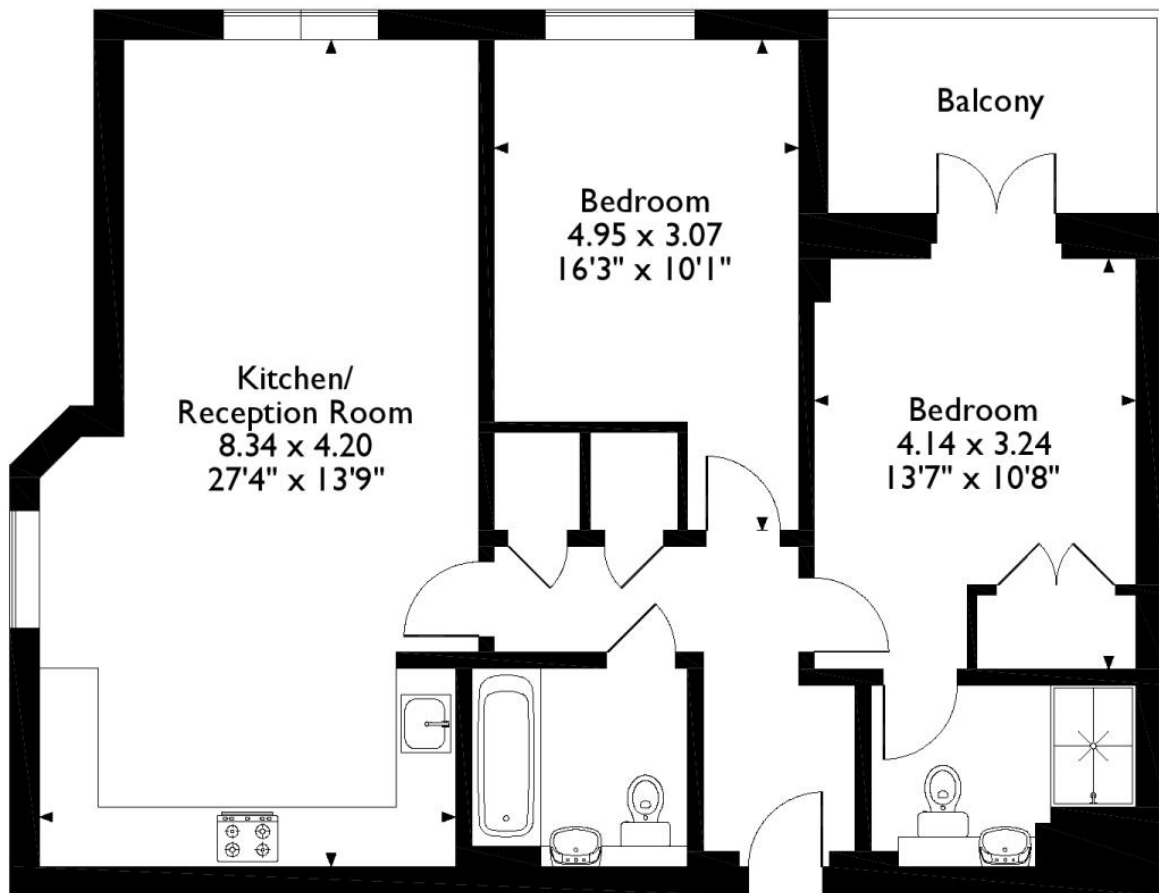


This luxury ground floor two double bedroom apartment is situated in a private and prestigious development with secure underground parking, located within the rural setting of Wormley, yet only a short walk from Witley Station which offers regular connections to London Waterloo, Guildford and Portsmouth. The apartment is well presented, light and airy enjoying a pleasant corner position with extensive views over playing fields and woodland and is accessible without the use of stairs or lifts.

The apartment benefits from a large open plan lounge/kitchen/dining area. The kitchen has been recently remodelled with granite work surfaces and integrated appliances (including double oven, fridge freezer, dishwasher, washer dryer and gas hob). The master bedroom offers built in storage, an ensuite shower room and access to a large terrace with tranquil views. The second double bedroom also benefits from a built in wardrobe and a similar aspect. There is also a generous well appointed guest bathroom. Access to all rooms is from a large hallway which also has a useful deep storage cupboard. Both the hallway and the living area benefit from a solid wood floor and both bedrooms have recently been re-carpeted.

Floorplan

Approximate Gross Internal Area
82 Sq M/880 Sq Ft

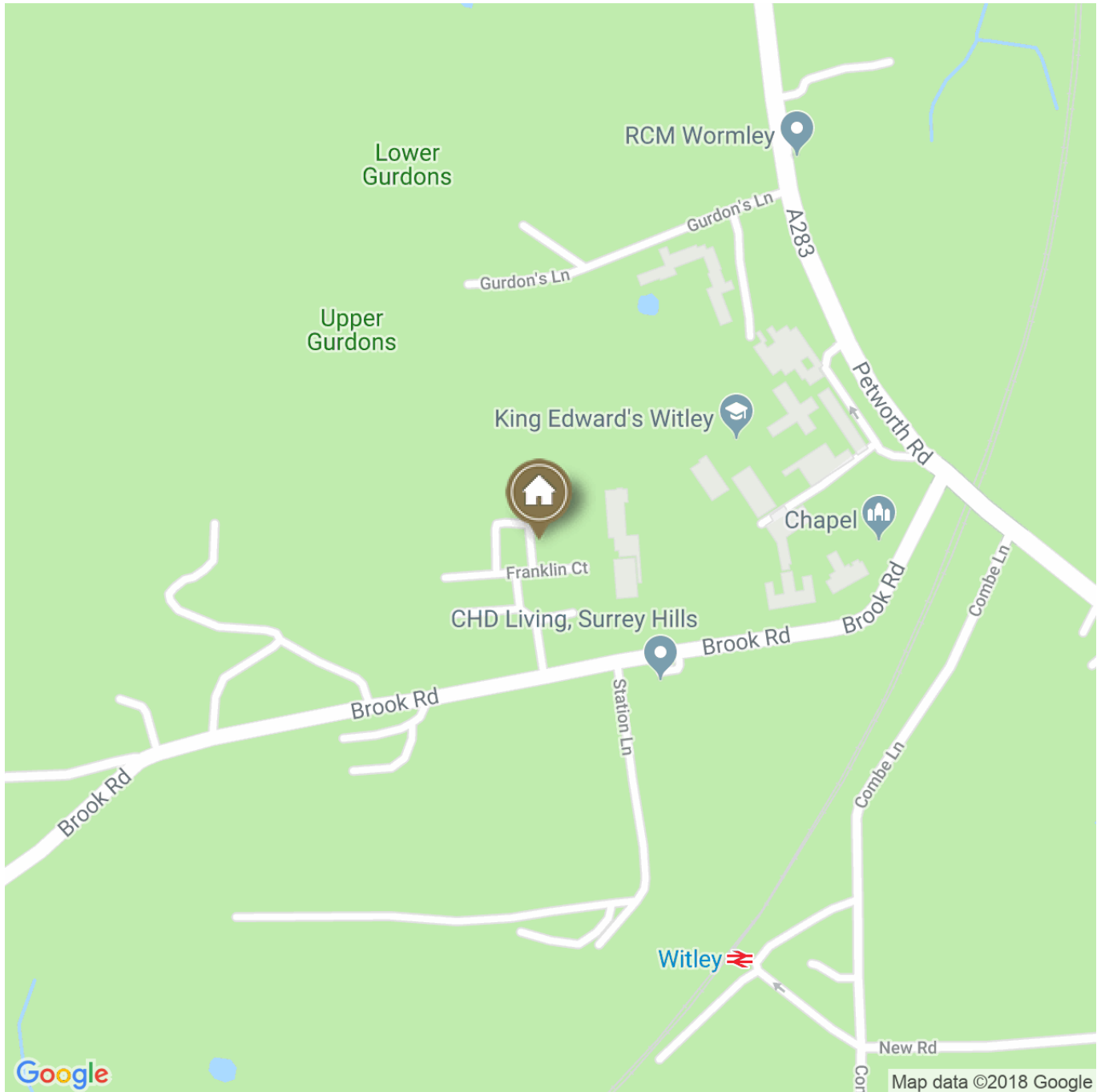


Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Directions

Wormley village is situated between Witley and Chiddingfold and is surrounded by wonderful countryside ideal for walking and riding, such as the Greensand Way, a long distance footpath which runs along the ridge upon which Wormley is situated. There are far-reaching views from much of the area. There are golf courses at Milford and Chiddingfold whilst South Coast beaches are around 25 miles away. Witley Station (situated in Wormley) provides direct access into Waterloo taking approx 55 minutes, and the A3 linking the M25 and London airports is around 3 miles from the village centre. Milford village (approx 2.5 miles from village centre) offers excellent local facilities including Secretts farm shop, Tesco Express, a chemist, off-licence and fresh fish shop. Godalming, 2 miles further on, has a picturesque and historic town centre with superb restaurants, individual shops and superstores. Guildford, with its multitude of shops, theatres, cinemas and restaurants is around 7 miles away and there are bus and train connections from Wormley to all of the above-mentioned towns and villages.





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