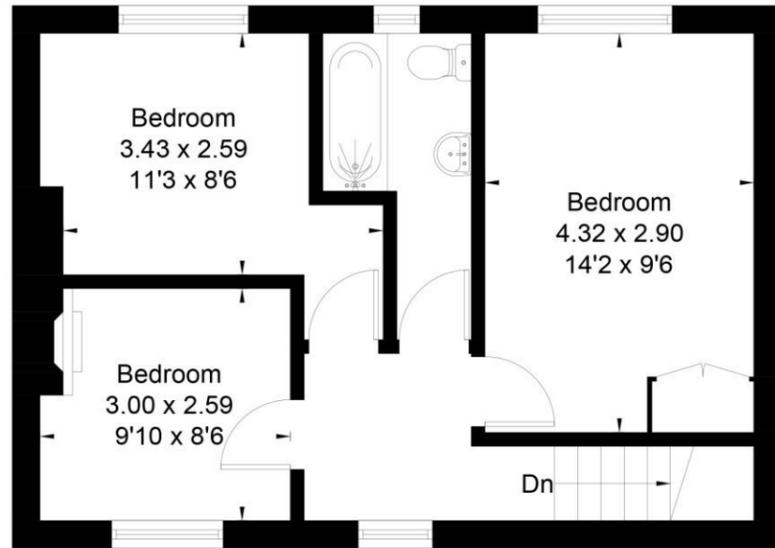
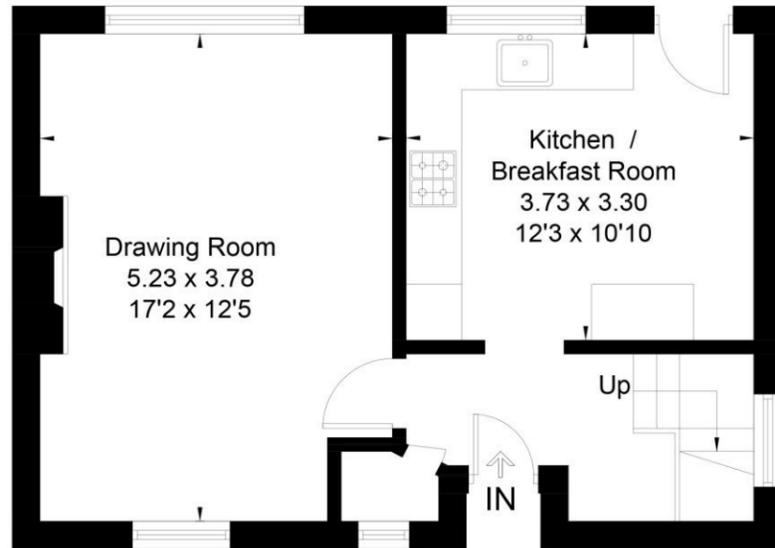


Approximate Floor Area = 81.7 sq m / 880 sq ft



First Floor



Ground Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #104485



Roke Lane, Godalming, Surrey, GU8

Guide Price £1,850 per month

A charming 3 bedroom cottage with garden and off-street parking, situated in the popular village of Witley. Unfurnished. EPC C Available 1st April 2026

Tel 01252 733042
Email Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN

Winkworth

733042
Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN

Winkworth



ACCOMMODATION

- Beautifully presented cottage in sought-after Witley
- Contemporary kitchen with included appliances
- Offered unfurnished
- Bright living spaces with neutral decor
- Modern bathroom
- Private, low-maintenance garden
- Off street parking
- Excellent local schools and village amenities

DESCRIPTION

Nestled in the heart of Witley, this beautifully presented cottage offers an appealing blend of modern comfort and traditional charm. The cottage opens into bright, thoughtfully arranged interiors that balance contemporary finishes with a warm and welcoming feel. Clean lines, soft neutral tones create a calm atmosphere throughout, making the home perfectly suited to both everyday living and relaxed entertaining. The stylish kitchen is a standout feature with modern fittings and including a double oven, hob, dishwasher and fridge/freezer. Upstairs, the bedrooms offer comfortable, well-proportioned spaces with a quiet, restful feel. The bathrooms continue the home's modern aesthetic, featuring tasteful tiling and fittings.

OUTSIDE

The cottage benefits from a front garden driveway parking and a private, low maintenance rear garden.



LOCATION

Set within a peaceful village surrounded by woodland, open countryside and excellent local amenities, the property provides an ideal balance of countryside living and commuter convenience just moments from Godalming, Milford and the Surrey Hills. Witley is one of Surrey's most desirable villages, offering a peaceful rural setting with convenient access to nearby towns..

Highlights include:

- Witley station with direct trains to London Waterloo
- Village pubs, cafes and local shops.
- Extensive woodland walks and access to Surrey Hills Area of Outstanding Natural Beauty
- Quick access to Godalming's historic high street, riverside walks and wider community.

LOCAL AUTHORITY

Waverley Borough Council, Godalming. Band D

SERVICES

Mains services connected

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective tenant that these particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these particulars.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		