

# Crossways Cottage, Witley, Surrey

---







# A pretty cottage in the heart of the village, with excellent outbuildings.

---

## Summary of accommodation

### Main House

Entrance hall | Sitting room | Family room | Study  
Kitchen | Cloakroom/utility room

Three bedrooms | Bathroom

### Garden and Grounds

Excellent range of period outbuildings and garaging  
Gardens

**In all about 0.37 acres**



Knight Frank Guildford  
2-3 Eastgate Court  
High Street, Guildford, Surrey  
GU1 3DE  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Nigel Mitchell  
01483 617916  
[nigel.mitchell@knightfrank.com](mailto:nigel.mitchell@knightfrank.com)

## Situation

Crossways Cottage is situated in the heart of the village of Witley having a village shop, public houses, beautiful church, picturesque cricket green and mainline station to London Waterloo. More extensive facilities are available in Godalming with various shops including Waitrose and a good selection of restaurants. The county town of Guildford is about 8 miles to the north whilst Haslemere is approximately 6 miles to the south.

Although Witley is surrounded by countryside, it offers outstanding road and rail communications. The A3 (Milford) provides direct access to London, the M25 and the national motorway network. There are also mainline stations in Witley, Milford and Godalming into London Waterloo.

There is an outstanding selection of schools in the area including Aldro in Shackleford, St Hilary's in Godalming, Witley Junior School, King Edward's, Barrow Hills and Rodborough in Witley, Rodborough in Milford, Charterhouse and Priors Field in Godalming, St Catherine's in Bramley, Cranleigh School, Royal Grammar, Tormead and Guildford High School in Guildford amongst many others. Godalming also has a good 6th form college.

Recreational opportunities include golf at several local clubs including Milford, the West Surrey Hankley Common, Chiddingfold, Bramley, Liphook and Hurtmore. There is shooting and fishing at several local venues, polo at Hurtwood Park and Cowdray, racing at Epsom and Goodwood and sailing at Frensham Ponds and Chichester Harbour. The Surrey Sports Park boasts professional-level training facilities. Further leisure and entertainments centres can be found at the Spectrum Leisure Centre in Guildford and centres at Godalming and Haslemere provide a good range of activities.

The immediate surrounding countryside offers walking, cycling and riding opportunities in areas that include Hydon Ball and The Devil's Punchbowl at Hindhead. The Surrey Hills Area of Outstanding Natural Beauty is on the doorstep





## Distances

Witley 0.3 miles and Train station 1.6 miles (London Waterloo from 54 mins) Godalming 3.5 miles – Train station 3.2 miles (London Waterloo from 43 mins), Haslemere 6.2 miles – Train station 6.6 miles (London Waterloo from 57 mins), Guildford 8.8 miles – Train station 8.6 miles (London Waterloo from 36 mins), Milford 1.5 miles – Train station 1.2 miles (London Waterloo from 47 mins)

**Roads:** A3 Milford 2 miles, M25 (Wisley Junction 10) 16.5 miles

**Airports:** London Heathrow 29.6 miles, London Gatwick 32 miles

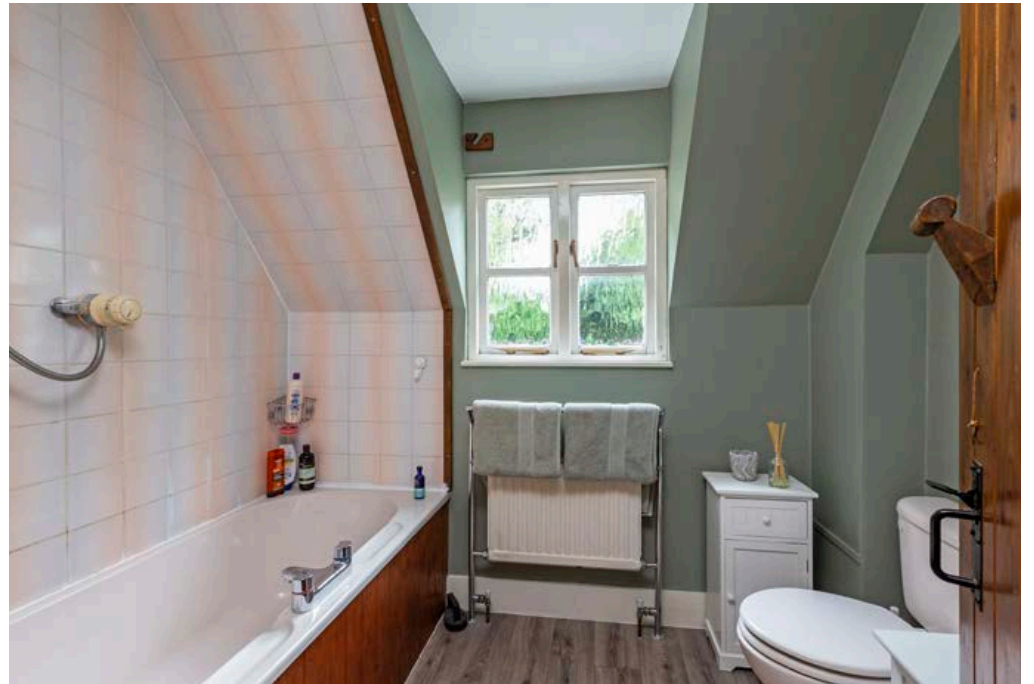
(Distances and times approximate)

## Crossways Cottage

Crossways Cottage is a very pretty grade II listed cottage that we understand dates back to the 17th century, with 20th century additions.

The cottage has so much character, including a wealth of exposed wall and ceiling beams, oak doors and an inglenook fireplace in the sitting room. In addition are fireplaces in the family room and bedroom one. Whilst our clients have already undertaken a number of improvements, there is still further scope to adapt it to the buyer's needs.











## Outbuildings

There is an excellent range of period outbuildings opposite the cottage comprising garaging, stables and storerooms. Of note are the original stalls and mangers and the central storeroom has in the past been used as an office.



## Gardens

Crossways Cottage is approached off Mill Lane into a gravelled driveway, that leads through a gated entrance up to the house and outbuildings. To the rear of the cottage there is a terrace with steps leading up to the lawn. The gardens are principally laid to lawn with a central covered terrace area. Dotted around the gardens are mature trees including flowering cherry, yew, oaks and a silver birch, plus flower and shrub borders.

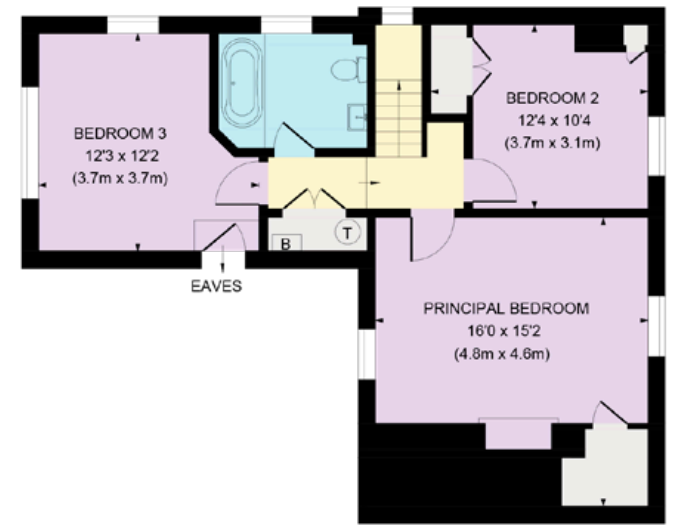
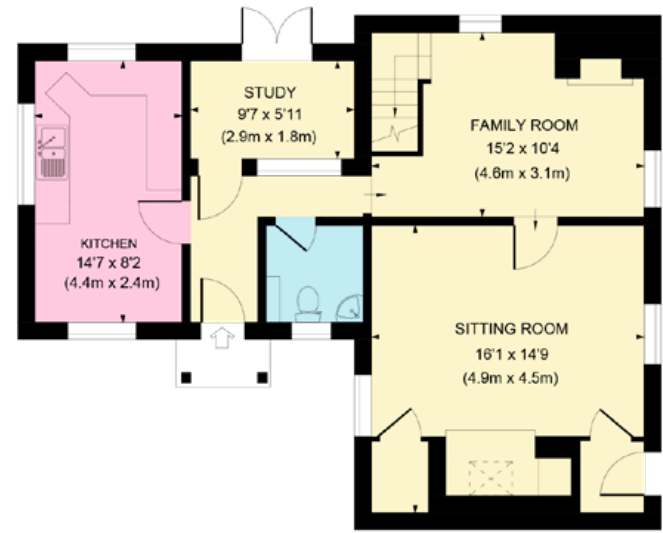
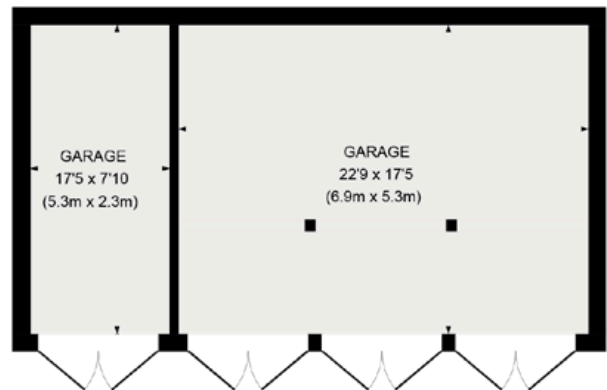
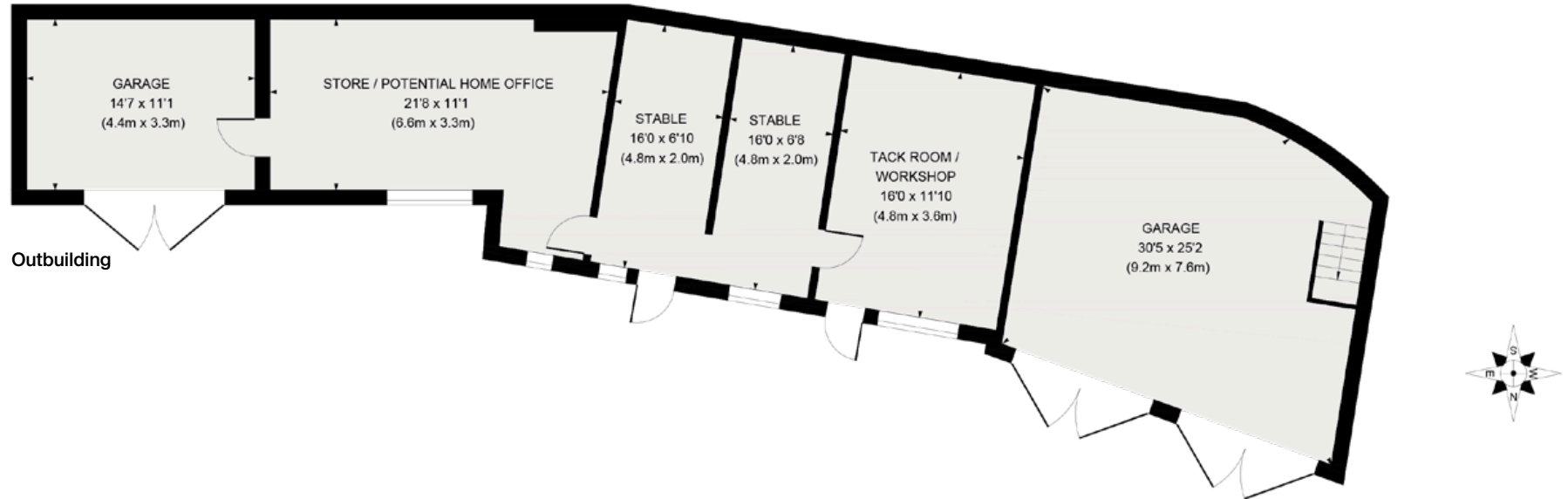
The western boundary is defined by a new close boarded fence and on the eastern side the gardens have an outlook over the adjoining fields.

Approximate Gross Internal Floor Area

Main House: 1,352 sq. ft / 125.56 sq. m

Outbuildings: 1,837 sq. ft / 170.7 sq. m

Total: 3,188 sq. ft / 296.14 sq. m



Outbuilding

Ground Floor

First Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



## Property Information

**Tenure:** Freehold.

**Services:** We are advised by our clients that the property has mains water electricity and drainage, gas fired central heating.

**Local Authority & Council Tax Band:** Waverley Borough Council. 01483 523333. Band F

**Energy Performance Certificate Rating:** Band E

## Directions (Postcode: GU8 5LS)

From Guildford proceed south bound on the A3 and after 8 miles take the left exit to Milford. Proceed through Milford and pass through the two sets of traffic lights following signs for the A283. At the subsequent roundabout take the second exit signposted A283 to Petworth, Witley, Chiddingfold. Proceed into the village of Witley, passing the shops on your right and take the left turning into Mill Lane. The entrance to Crossways Cottage is found immediately on your right.

## Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated June 2024. Photographs and videos dated June 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

