



A beautifully presented, detached family house

Grantley Avenue, Wonersh, Guildford, Surrey, GU5

£4,000 pcm plus fees apply, Unfurnished
Available from 21.08.2020



3 reception rooms • 4 bedrooms • 2 bathrooms (1 en suite)
• Kitchen/breakfast room • Popular village location

Local Information

Wonersh is a small Surrey village approximately 4 miles south of Guildford. Neighbouring villages include Bramley, Shalford, Shamley Green and Blackheath. Wonersh has a village shop, post office and pub/restaurant. There is a village green where local teams play football and tennis. Guildford provides a more extensive range of shopping, leisure and cultural amenities. The main line station at Guildford provides a fast and frequent service into London/Waterloo, with journey times from around 36 minutes. There is an excellent choice of state and private schools in the area, including Longacres, St Catherine's, Duke of Kent and Cranleigh School. Leisure amenities within reach include golf at several local clubs, racing at Epsom and Sandown Park, polo at Ewhurst, shooting and fishing at a number of local venues and a wide range of activities at the Guildford, Cranleigh or Godalming Sports centres. In addition, the Surrey Hills offers some of the best walking and riding in the country.

About this property

A beautifully presented, detached family house located in a popular but private residential area in the village of Wonersh. Recently redecorated throughout, it offers spacious and light accommodation. On the ground

floor there is a large reception room opening onto a front-facing conservatory and doors onto the rear garden, dining room, family room/study and eat-in breakfast kitchen with AGA. There is a single garage, useful utility room to the rear and guest WC. The principle bedroom has an en suite bathroom (with separate shower), there are three further bedrooms and a family bathroom. The property is surrounded by lovely rear and front gardens.

Furnishing

Unfurnished

Local Authority

Waverley Borough Council,
Godalming
Council Tax Band = G

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Guildford Lettings Office. Telephone: +44 (0) 1483 796 830.





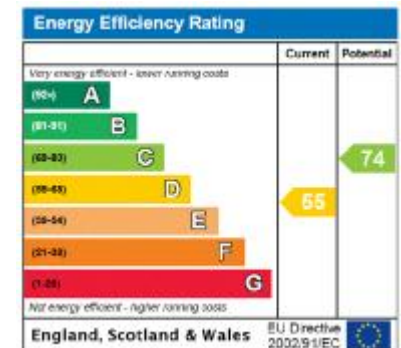
Grantley Avenue

Approximate Gross Internal Area
 Ground Floor = 137 sq m / 1452 sq ft
 First Floor = 32 sq m / 343 sq ft
 Garage / Utility = 22 sq m / 237 sq ft
 Total = 211 sq m / 2271 sq ft



Exposure House © 2016 (E101613)
 www.exposurehouses.co.uk

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. (Dimensions shown are to the nearest 1/2" and are to the points indicated by the arrow heads.)



Important notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at Savills.co.uk/applicant-guide. Hard copy available on request. . 20200729SMAL

