



A six bedroom Arts & Crafts period property

Westwood Lane, Wanborough, Guildford, Surrey, GU3

£7,000 pcm plus fees apply, Unfurnished
Available from 25.06.2021



- Imposing entrance hallway
- Two formal reception rooms with delightful views across surrounding grounds
- Kitchen with granite work surfaces
- Four double bedrooms in the main house
- Principal suite with dressing room and en suite bathroom
- Separate two bedroom annex with reception room.

About this property

A truly exceptional Arts & Crafts family home. The property sits within a two acre plot and is surrounded by formal gardens and woodland. The property is approached via a carriage driveway which opens onto a gravelled area with feature water fountain. The entrance hallway offers an imposing first impression from which the fitted breakfast/kitchen, complete with orangery style roof is immediately visible. There is an extensive range of kitchen units, a five burner range master and integrated fridge freezer. The room offers delightful views across the formal and well established garden. Double doors lead from the kitchen into the dining room with fireplace. There is a separate triple aspect sitting room, downstairs WC and utility room/store. On the first floor you'll find four double bedrooms with the principal bedroom having its own dressing room and en suite bathroom. The guest bedroom has an en suite shower room and there is a separate family bathroom.

Accessed via its own private entrance yet attached to the main house via the utility room, there is a separate annexe with reception/office space on the ground floor and two double bedrooms and an en suite shower on the first floor.

The surrounding gardens are immaculate and screened by well-established trees and shrubbery. The woodland area is fenced off and includes a delightful pond and water feature. There is a double garage and two-bay car port.

Furnishing
Unfurnished

Local Authority
Guildford Borough Council
Council Tax Band = H

Energy Performance
EPC Rating = D

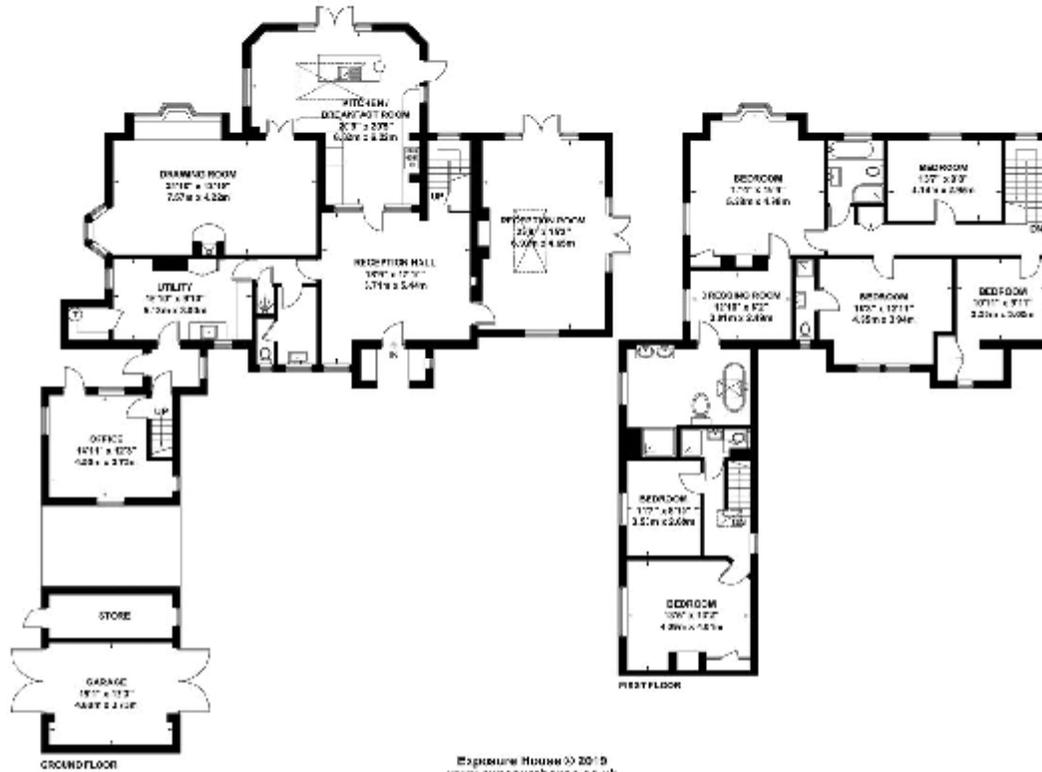
Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Guildford Lettings Office.
Telephone: +44 (0) 1483 796 830.



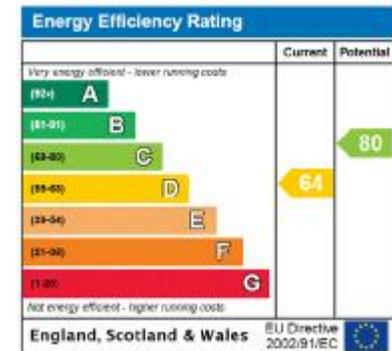


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Approximate Gross Internal Area = 347.0 sq m / 3735 sq ft
 Garage & Store = 25.0 sq m / 269 sq ft
 Total = 372.0 sq m / 4004 sq ft



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