



WONDERFUL FIVE BEDROOM FAMILY HOUSE WITH A SPACIOUS GARDEN

WESTWOOD

THE DRIVE, WONERSH, GUILDFORD, SURREY, GU5 0QW

Guide Price £1,450,000 - Freehold



WONDERFUL FIVE BEDROOM FAMILY HOUSE WITH A SPACIOUS GARDEN IN WONERSH PARK

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Detached five bedroom family house • Spacious westerly garden • Three reception rooms • Within sought after Wonersh Park • Carriage driveway and garage parking • Guildford within 4 miles • Wonersh village location

Description

Situated within beautifully maintained and mature gardens an excellent five bedroom family home, enjoying a wonderful location within the highly sought after Wonersh Park

Having been carefully maintained by the current vendors, the house is set behind mature hedging with a wide carriage gravel driveway. Throughout the property there is an abundance of light with a wonderful double aspect drawing room and dining room with feature bay window. Both these rooms have been designed to take advantage of the beautiful rear garden which is a major feature of the property. There is a modern fitted kitchen with breakfast area and a separate utility room, family room and cloakroom.

On the first floor, there are five bedrooms, three of which are doubles and two bathrooms. A useful guest bedrooms suite has access back down to the drawing room via a stylish circular stairwell creating useful flexibility.

Outside the gardens have been beautifully landscaped and are made up of a wide lawn interspersed with mature trees and floral borders. Parking is provided on the driveway and within the garage.





Approximate Area = 202.3 sq m / 2178 sq ft (Excluding Eaves)

Garage = 27.7 sq m / 298 sq ft

Garden Room = 5.7 sq m / 61 sq ft

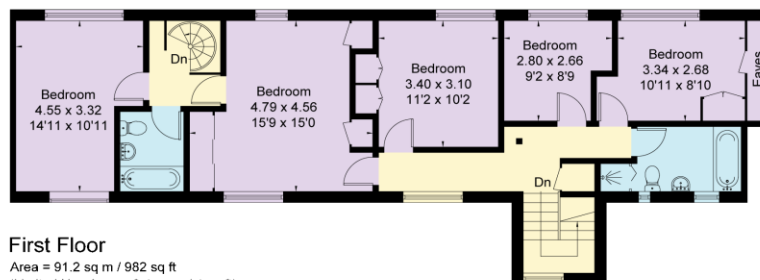
Loft Room = 11.3 sq m / 122 sq ft

Total = 247.0 sq m / 2659 sq ft

Including Limited Use Area (2.0 sq m / 21 sq ft)

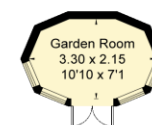
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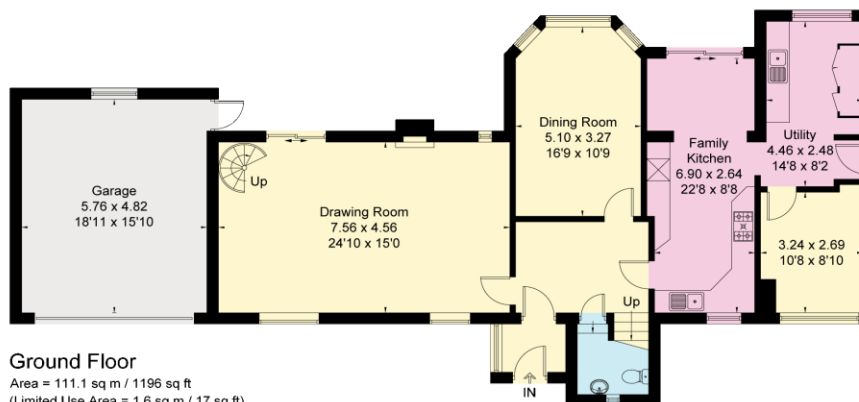


First Floor

Area = 91.2 sq m / 982 sq ft
(Limited Use Area = 0.4 sq m / 4 sq ft)



(Not Shown In Actual
Location / Orientation)



Ground Floor

Area = 111.1 sq m / 1196 sq ft
(Limited Use Area = 1.6 sq m / 17 sq ft)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Location

The attractive and ancient village of Wonersh lies some 3.5 miles south east of Guildford and is surrounded by The Surrey Hills Area of Outstanding Natural Beauty. Wonersh boasts a parish church, surgery, public house, village shop and Post Office. Whilst these amenities provide for daily needs, nearby Cranleigh and Guildford provide a comprehensive range of shopping, leisure and cultural amenities. In addition, the main line station at Guildford offers a fast and frequent service into London, with journey times from around 36 minutes. The A3 provides access to London, the south coast, airports and the national motorway network via the M25 interchange at Wisley. There are many sought after school in the area including St Catherine's, Lanesborough, Tormead, Guildford High School, Royal Grammar School, Cranleigh, Charterhouse and Prior's Field.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

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