



A fabulous family house located within Wonersh Park

Summer Place, Bracken Close, Wonersh, Guildford, Surrey, GU5 0QS

Freehold





Sought after position within Wonersh Park • Extensive accommodation of approximately 3500 sq ft • 4 reception rooms • Principal bedroom suite • 5 further bathrooms (3 en suite) • Beautiful landscaped gardens

Local information

The attractive and ancient village of Wonersh is within a short walk and 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, the popular Grantley Arms public house, village shop, Cricket Green 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 mainline 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 in Bramley, Longacre in Shamley Green, Tormead, Guildford High School, Royal Grammar School, Cranleigh, Charterhouse and Prior's Field.

About this property

Located in this popular tree lined residential area, Summer Place is quietly located at the prime end of Wonersh Park with the benefit of a south west facing garden and extensive terracing.

This outstanding family house extends to almost 3500 sq ft and offers six double bedrooms with wonderful lateral reception space on two levels.

On entering the house there is a light and airy entrance hall with oak staircase that leads onto the study offering doors onto the large terrace which runs across the rear of the property. There are three further reception rooms including a delightful drawing room with south west facing windows overlooking the garden. The dining room with large bay window faces the front of the house and the family kitchen/breakfast room also have access onto the garden. This room is perfect for entertaining and the hub of the house. There is also a utility/boot room with side access and a guest cloakroom.

On the first floor are six double bedrooms and four bathrooms (three en suite). The principal bedroom is a memorable room with high quality fitted wardrobes, a bathroom en suite and lovely views over the garden.



Outside the property sits elevated in its plot with a large in and out driveway and mature trees to the front. The rear garden is a good size and particularly pretty with colourful flowers and verdant bushes surrounding a square south west facing lawn. There is a river at the far end of the garden which is popular with wildlife.

Tenure
Freehold

Local Authority
Waverley Borough Council

Viewing
Strictly by appointment with Savills





Summer Place, Bracken Close, Womersley, Guildford, Surrey, GU5 0QS
Gross internal area (approx) 3457 sq ft

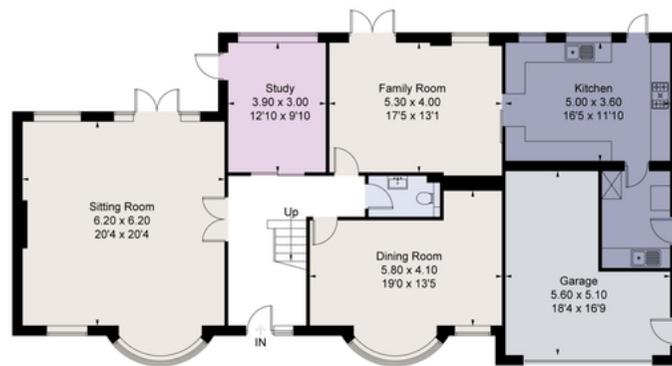
Savills Guildford
 01483 796 800
 guildford@savills.com



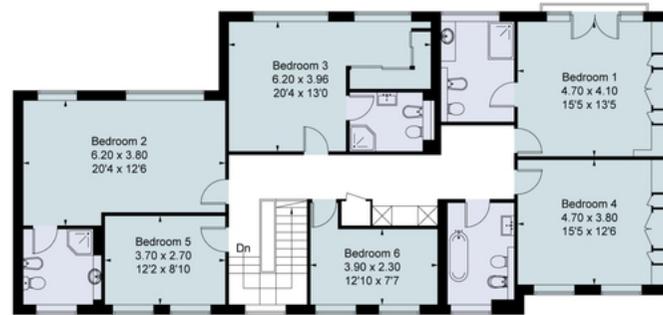
savills

savills.co.uk

Approximate Floor Area = 3457 sq ft / 321.2 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		63	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Drawn for illustration and identification purposes only by fourwalls-group.com 290927

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, photographs 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. Purchasers must satisfy themselves by inspection or otherwise. 22021001 Job ID: 156175 User initials: AD

