



HILL CLEMENTS
SALES AND LETTINGS



GUIDE PRICE

£1,800,000

Grantley Ave
Womersley, GU5 0QN

A beautifully presented, recently extended and renovated family house with light and airy rooms, including a stunning kitchen/family room overlooking the lovely 0.28 acre garden, in popular Wonersh Park and only a short walk from the village shop, surgery and pub

PROPERTY SUMMARY

Cedar Cottage is pleasantly situated in ever popular Wonersh Park, which is a highly regarded area of individual detached houses approached via tree-lined roads. The lovely old world village centre is only 0.4 mile walk and here there is a lovely pub, village shop, doctors surgery and pharmacy. There is also a lovely cricket green and thriving cricket club. Guildford is just under four miles with its historic High Street, great schools and main line station providing a regular commuter service to Waterloo. Godalming and Cranleigh are easily accessible and both provide further schooling options. Wonersh adjoins Blackheath, providing amazing walks and riding country.



4



3



2







Cedar Cottage is understood to have been built in around 1955 and it has been extended and modified, more recently with real flair and impeccable taste by the present owners, and it now provides interesting, light and airy accommodation, which is beautifully presented throughout. There are four bedrooms and three bathrooms on the first floor, including two fine suites, the principal of which has a vaulted ceiling and feature glazed gable. The ground floor has a welcoming entrance hall with cloakroom, a fine sitting room, characterful study/family room and a statement kitchen/dining/family room with sliding glazed doors to the garden. There is also a utility room and an integral double garage. The garden is a lovely feature of Cedar Cottage and is beautifully manicured, featuring a large summerhouse looking back towards the house. At the front there is ample parking and turning space for several cars and the whole area is surrounded by mature shrubs and trees. In all 0.28 acre.







Wonersh Village shop, doctors surgery and pub - 0.4 miles

Guildford (Waterloo 38 mins) - 3.75 miles

Cranleigh - 5 miles

Godalming College - 4.7 miles

Charterhouse and Priors Field Schools - 6 miles

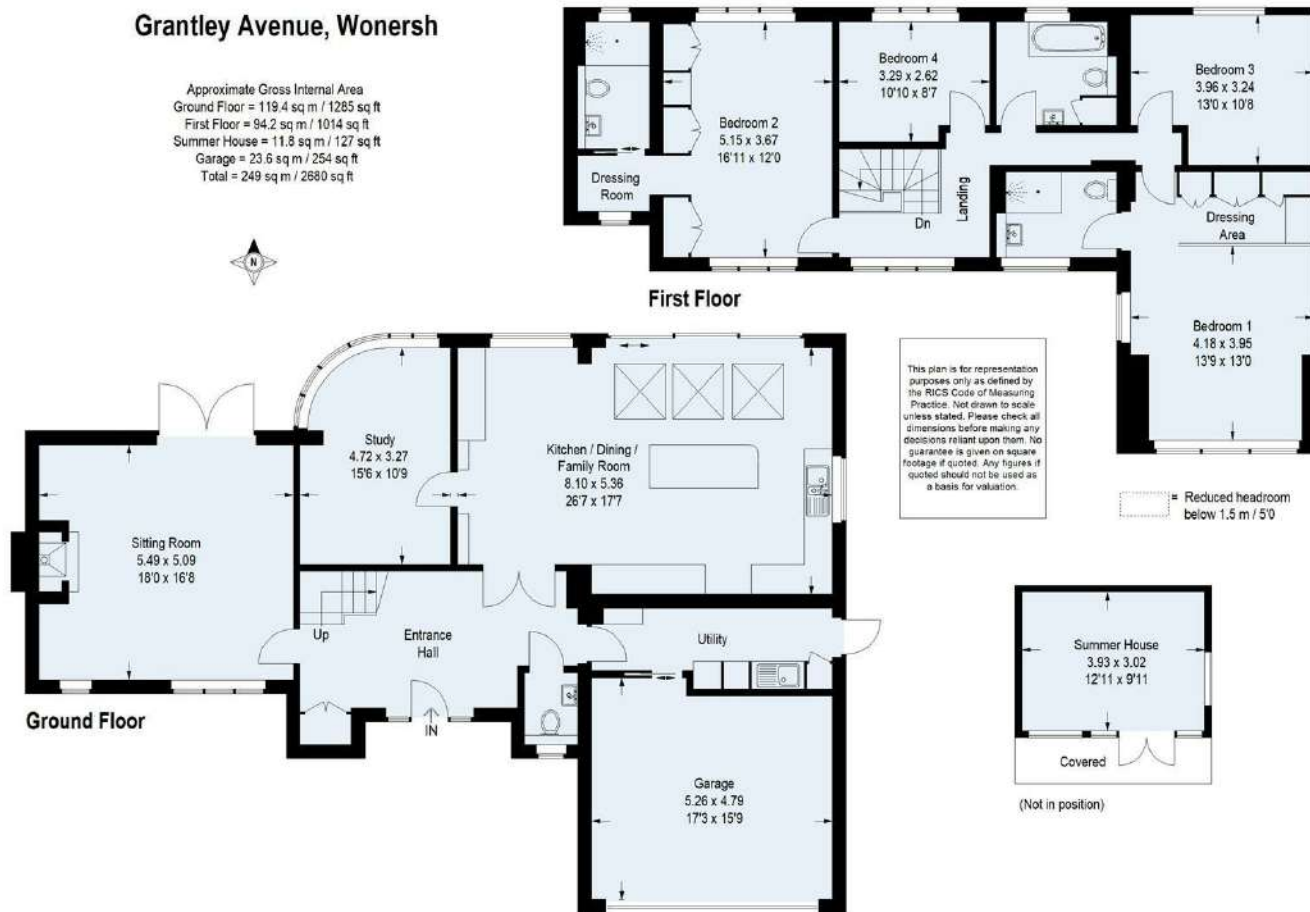


DIRECTIONS

From Guildford, take the A281 Horsham Road to Shalford and turn left at the mini roundabout towards Woner. On entering Woner follow the road around to the left, passing The Grantley Arms on the right and take the second turning on the right, on the left hand bend into Woner Park. Bear left into Mellersh Hill Road and continue up the hill and turn right into Grantley Avenue, where Cedar Cottage is the fifth house on the right.

Grantley Avenue, Wonersh

Approximate Gross Internal Area
 Ground Floor = 119.4 sq m / 1285 sq ft
 First Floor = 94.2 sq m / 1014 sq ft
 Summer House = 11.8 sq m / 127 sq ft
 Garage = 23.6 sq m / 254 sq ft
 Total = 249 sq m / 2680 sq ft



LOCAL AUTHORITY

Waverley

TENURE

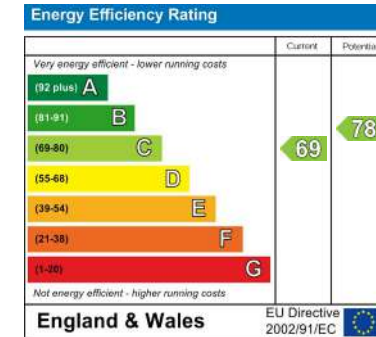
Freehold

COUNCIL TAX BAND

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VIEWINGS

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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