



**HILL CLEMENTS**  
SALES AND LETTINGS

PRICE GUIDE

**£1,795,000**

**Mellersh Hill Road**  
Wonersh, GU5 0QJ

A beautifully presented family house in a delightful garden with swimming pool and annexe, situated in ever popular Wonersh Park, within walking distance of the village shop, pub and doctor's surgery

**PROPERTY SUMMARY**

The Willows is situated at the beginning of popular Wonersh Park and is therefore conveniently positioned for access to the village on foot, where the Grantley Arms pub, Wonersh Village Shop and Doctor's Surgery are within a third of a mile. Guildford's historic High Street, with its excellent shops, restaurants and bars is about 3.5 miles and here the main line station provides a regular commuter service to Waterloo in 38 minutes. Cranleigh is less than five miles and has a busy High Street with supermarkets and M&S Foodhall. There are many sought after private schools within easy reach, including St Catherine's in Bramley, Charterhouse and Prior's Field in Godalming, Cranleigh and Longacre, with Wonersh & Shamley Green and Tillingbourne Junior Schools also both nearby. Wonersh adjoins beautiful walking countryside at Blackheath which also links to Farley Heath and Winterfold.



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The Willows is a very attractive detached family house which was built in 1963 on the site of the former tennis club of the Wonersh Park Estate and its existing annexe is the former tennis club pavilion. The Willows is beautifully presented throughout and has been impeccably maintained inside and out by the present owner, who has been in occupation for twenty years. The accommodation is light and airy throughout with all the rooms having lovely outlooks over the very secluded front and rear gardens. There are five bedrooms over two floors, with three bathrooms, two of which have been recently upgraded. On the ground floor there is a welcoming entrance hall with light oak staircase, a cloakroom and two fine reception rooms. The kitchen/dining room is situated at the rear, overlooking the pool and rear garden, and there is also a useful utility room with rear porch.

A long gravel driveway leads through a five bar gate to the double garage and there is a lovely front garden of lawn and mature shrubs and trees, providing excellent privacy. The rear garden houses the fine heated swimming pool and adjoining annexe, which provide wonderful entertaining and party areas. There is also a further area of rear lawn and a garden shed. In all 0.33 acres.







Wonersh Village shop and Post Office - 0.3 mile

Grantley Arms pub - 0.3 mile

Doctor's surgery and Pharmacy - 0.3 mile

Guildford (Waterloo 38 mins) - 3.75 miles

St Catherine's School, Bramley - 0.9 mile

Cranleigh School - 4.7 miles

Wonersh & Shamley Green Primary School - 1 mile

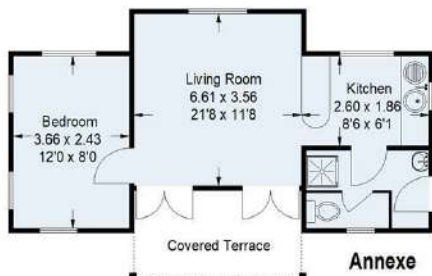
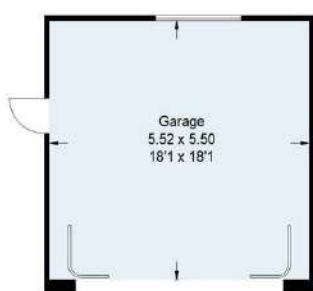
Tillingbourne Junior School - 1.6 miles

Longacre School - 1.9 miles

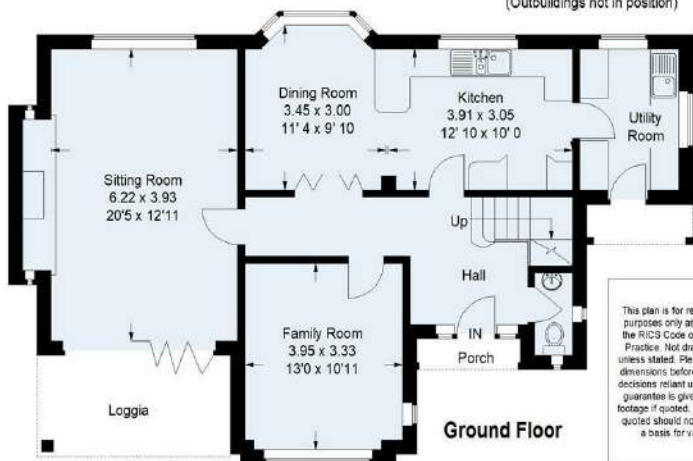


## DIRECTIONS

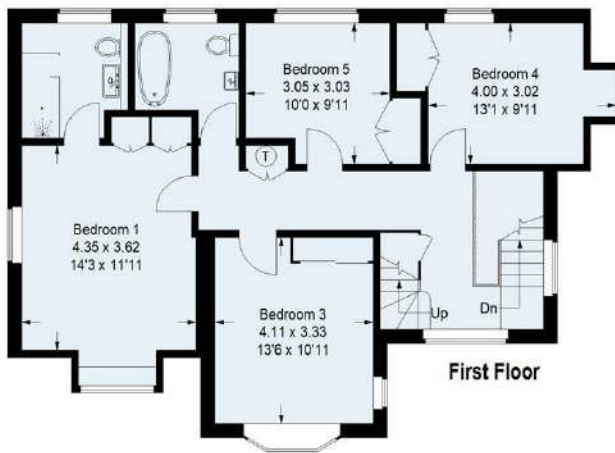
From Guildford take the A281 Horsham Road to Shalford and turn left at the mini roundabout signed to Wonersh. On reaching Wonersh Village, follow the road around to the left, passing The Grantley Arms pub on the right and then take the second turning on the right into Wonersh Park, on a left hand bend. Bear immediately left into Mellersh Hill Road and The Willows is then the third house on the left.



Approximate Gross Internal Area  
 Ground Floor = 86 sq m / 926 sq ft  
 First Floor = 85 sq m / 915 sq ft  
 Second Floor = 25 sq m / 269 sq ft  
 Annexe = 32 sq m / 344 sq ft  
 Garage = 30 sq m / 323 sq ft  
 Total = 258 sq m / 2777 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



LOCAL AUTHORITY

Waverley

TENURE

Freehold

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		75
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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