



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

£1,350,000

Ambleside, Wonersh Common

Guildford, GU5 0PL

In a lovely position on Wonersh Common, within a short walk of the cricket pitch and the village, with its village shop, pub, doctor's surgery and pharmacy - a detached family house, which has been extended and improved to provide very light and flexible accommodation with two staircases and a possible annexe, set within a really lovely garden

PROPERTY SUMMARY

Ambleside is a detached family house that has been extended over the years, and much improved more recently, to now provide flexible, light and airy accommodation, which is beautifully presented throughout. The interesting accommodation provides scope to provide a small annexe for a relative or au pair. Overall the accommodation provides five bedrooms with two bathrooms on the first floor, with an entrance hall, cloakroom/shower room, study, sitting room and excellent kitchen/family/dining room with a utility and walk in larder. A family room is situated off this area, which has a separate staircase up to a bedroom, therefore providing the scope for a small annexe. There is also an integral double garage. The garden has been beautifully landscaped with a large tiled entertaining terrace adjoining the house which leads through a pergola to a further seating area which sits alongside a level lawn, which is surrounded by colourful shrubs and trees. At the rear there is a separate area for an above ground swimming pool with a storage shed.



5



2



3



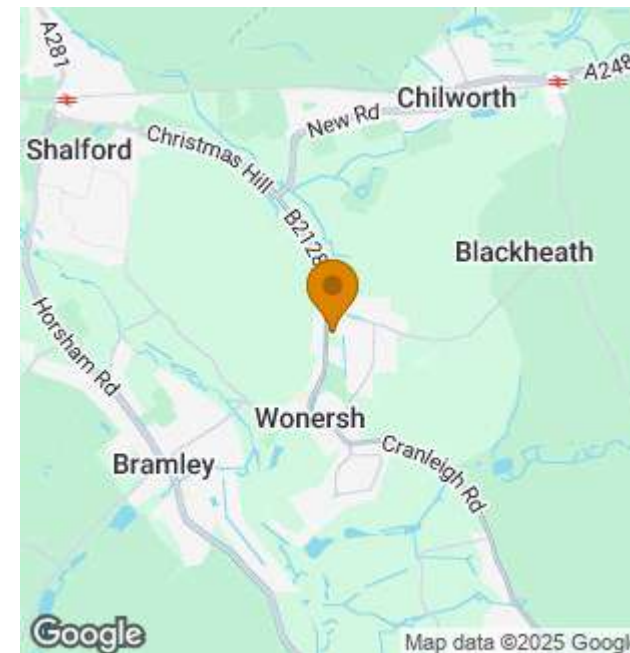


Wonersh Common, Wonersh

Approximate Gross Internal Area
Ground Floor (including Garage) = 131.5 sq m / 1415 sq ft
First Floor = 77.9 sq m / 836 sq ft
Total = 209.4 sq m / 2253 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.



DIRECTIONS

From Guildford take the A281 Horsham Road to Shalford and turn left at the roundabout signed to Wonersh. Continue past the turning to Chilworth, Albury and Dorking and on entering Wonersh Common, take the first turning on the left into Blackheath Lane. Turn immediately right into a drive that runs parallel to Wonersh Common Road and Ambleside is the fifth house along.

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

TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Waverley

COUNCIL TAX BAND
G

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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