



WONERSH, GU5 0PW

Available: 12th June 2025

£2,500 PCM (Per Calendar Month)

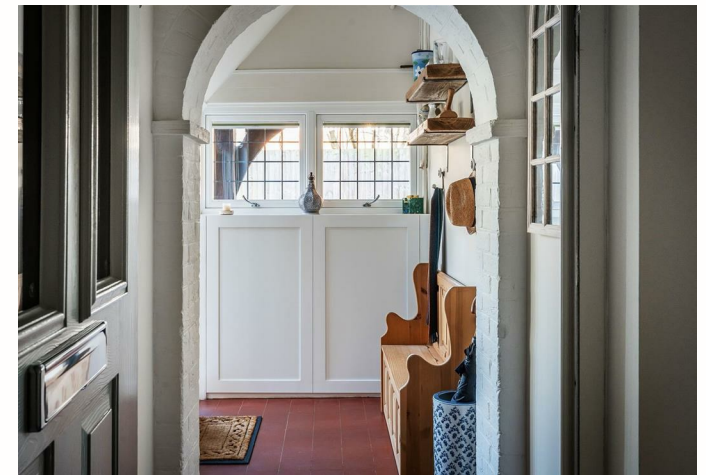
Flat, 2 Bedroom
2 Bathroom, 2 Reception
Unfurnished

Summary

A beautiful ground floor two bedroom apartment set within 8 acres of manicured communal gardens, conveniently located within walking distance of Wondersh Village.

Key Features

- Two bedrooms
- Two receptions
- Two bathrooms
- Private summer house
- Stunning communal grounds
- Resident parking & garage







THE PROPERTY

Description

The apartment has its own private entrance which opens into a lovely vestibule. The front door then leads you into a wonderful and spacious reception hallway. This special apartment has been remarkably renovated and boasts a magnificent drawing room with a cosy wood burner, separate dining room and a contemporary kitchen. There are two generously sized double bedrooms, one with an en-suite and an excellently appointed family bathroom, making this a well-planned home.

The gardens are an extraordinary part of Little Tangle, with several magnificent trees dating back hundreds of years, which can be seen from all parts of the grounds. Gertrude Jekyll planned the main planting and terraces, leading to the upper terraces. The gardens attract much wildlife, with a family of deer that has been part of Little Tangle for many years. Walking is plentiful from Little Tangle; a garden gate goes straight onto a footpath that takes you onto Blackheath with miles of glorious open countryside. You also have the benefit of your own private patio area, perfect for your morning coffee and a beautiful summer house with stunning views over the gardens.









Location

Wonersh is a delightful old-world village with period houses and cottages lining the village street. It has an excellent general store/post office, a hugely popular gastro pub, doctor's surgery, pharmacy, church, and cricket green. Bramley village is very close by with its wide range of local shops. Wonersh is surrounded by lovely countryside, beautiful walks on Chinthurst Hill, and adjoining Blackheath.

The County Town of Guildford, with its famous cobbled High Street, offers excellent shopping, covered shopping precincts, and many leading stores, restaurants, and recreational facilities.

For the commuter by rail, Guildford mainline station has a fast service to London Waterloo whilst the A3 provides excellent road links to the M25 thus putting the south coast, Heathrow and Gatwick International airports, and central London within easy reach.

Several excellent schools in the vicinity include Guildford High, Tormead, and Royal Grammar School in Guildford and Longacre, St Hilary's, St. Catherine's, Prior's Field, Charterhouse, and Cranleigh School in the surrounding villages.

EPC D

Waverley Borough Council tax band E

Available June

Holding deposit: £576

In addition to the monthly rent there is contribution towards gardening of £125 per month



Approximate Gross Internal Area
Main House 1315 sq. ft / 122.17 sq. m
Garage 124 sq. ft / 11.50 sq. m
Outbuilding 56 sq. ft / 5.24 sq. m
Total 1495 sq. ft / 138.91 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Guildford

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