



Lotties
The Drive | Wonersh | Guildford | Surrey | GU5 0QW

FINE & COUNTRY

Step inside

Lotties

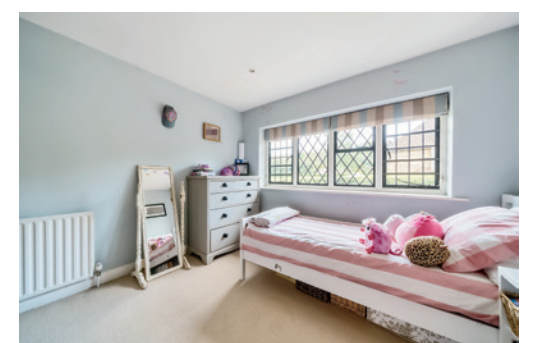
Nestled in the highly desirable Wonersh Park, and just a brief walk from the village amenities, is this magical four-bedroom thatched family home. Lotties strikes the ideal balance between convenience and tranquility. Wonersh village, known for its charming streets and local conveniences such as the shop, doctor's surgery, pharmacy, and the popular Grantley Arms pub, sets a serene scene for daily life.

Dating back to the 1930s, Lotties boasts a range of charming features, from its beamed ceilings to its oak-framed leaded light windows. The spacious reception hall/family room serves as the heart of the home, leading to a cozy sitting room, a study, and a well-appointed kitchen opening onto a charming conservatory. Upstairs, four bedrooms offer serene views of the lush gardens, providing a peaceful retreat.











Step outside

Lotties

Outside, the expansive garden of nearly half an acre provides a fabulous space for outdoor enjoyment and relaxation, with a large summer house that might make a good addition to the house (subject to planning).

At the front, the driveway leads to a parking and turning area, with gated access to the garage and a convenient wine store tucked away at the rear.

The house and garden are perfectly placed away from the main road and hidden from the world behind a beautiful wall of trees.

When asked about owning a thatched house the current owners talk about the romantic look of the house, especially when it snows. "The overhang of the thatch protects the walls and keeps the house lovely and dry. We didn't know until we moved in that it acts as a natural insulator so the house stays cool in the summer and warm in the winter. We think it saves money on the heating bills." "We had the thatch done recently so the new owners will not have to do anything for quite a while".

The village of Wonersh is only about 3 miles from Guildford which sits just outside of the M25 and the nearby A3 takes you up to London in just 45 minutes. It offers fast train services to Central London and is equidistant between Heathrow and Gatwick airports

Wonersh sits in The Surrey Hills area of outstanding natural beauty with endless areas to walk, including some of the most glorious countryside such as The North and South Downs and nearby Newlands Corner.

Nearby Guildford with its famous 16th century cobbled high street boasts some of the best shopping facilities with its mix of independent and high street shops alike. The Yvonne Arnaud theatre hosts some incredible productions and

there is plenty of entertainment to be had at G Live at the top of the high street.

With its fabulous high street, glorious countryside and fast transport links It is no wonder that Guildford and its surrounding villages are some of the most desirable areas in the country to live.

Education is well-catered for, with top-notch schools like Charterhouse, Prior's Field, St. Catherine's, Cranleigh, Aldro, and St. Hilary's nearby.

Utilities & Property Information

Heating: Gas central heating

Utilities: Mains gas, electricity, water and drainage.

Mobile Coverage: 4G Signal is available in the area. We advise that you check with your provider

Broadband: Superfast broadband (FTTC) is available in the area

Tenure: Freehold

Council Tax Band: G

Local Authority: Waverley District Council

EPC Rating: D

Additional Costs: There is a £50 per annum contribution to Wonersh Park Association for the maintenance of communal gardening areas.

Title: There are easements and restrictive covenants on this title. Please speak with the agents for further information

Parking: Driveway parking for 4+ vehicles

Lotties, The Drive, Womersley, Guildford, GU5 0QW

Approximate Gross Internal Area
 Ground Floor - 1335 sq ft - 124 sq m
 First Floor - 1130 sq ft - 105 sq m
 Outbuildings - 484 sq ft - 45 sq m
 Total - 2949 sq ft - 274 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. 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.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854 Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 29.05.2024



Fine & Country
Tel: +44 (0) 1483 600844
swsurrey@fineandcountry.com
Parallel House, 32 London Road, Guildford, Surrey GU1 2AB

