



## PROPERTY DETAILS

### 12 New Road, Wonersh, Surrey

- Detached family home in village setting
- Well presented, modern property
- 3 - 4 bedrooms
- Large enclosed garden
- Garage and driveway parking



4



2



GU5 0SE



Garage  
& drive





## 12 New Road, Wonersh, Surrey GU5 0SE

Set in the heart of Wonersh Village, a detached family home in excellent condition.

To the front there is a good size gravel driveway with parking for two or more cars across which the garage and front door are reached. A spacious hallway gives access to all the principal rooms. Kitchen with range of floor and wall units with space for appliances and double, glazed doors to the garden. Living room, also with views of the garden. There are two other receptions rooms on the ground floor, one of which is currently used as the fourth bedroom, as well as a large shower room.



Stairs to the first floor contain a mezzanine level with study area created within the landing and lead to three further bedrooms and the large, family bathroom with roll top bath.

Outside there is an enclosed, level garden with patio areas and outbuilding.



### Location

Wonersh is a popular village approximately four miles to the South of Guildford. There are good local services and amenities including village stores and the popular Grantley Arms public house. The area is well served for schools and there are also good road connections from Wonersh, with the nearby A3 providing access to London, the M25 and the south coast, whilst rail links are available at Guildford or Godalming.

EPC rating D

Council tax band E



#### Restrictions

- No smoking, vaping or similar is permitted within the property, nor any communal areas.
- Pets are not permitted without express permission of the landlord
- Only persons applying and named on a tenancy agreement may reside at the property.
- Other restrictions may apply. Full details available on request.

#### Security Deposit

- A deposit equivalent to 5 weeks rental will be required subject to status.
- Deposit funds are held independently by a third party in line with current legislation. Visit [www.depositprotection.com](http://www.depositprotection.com) for more information.

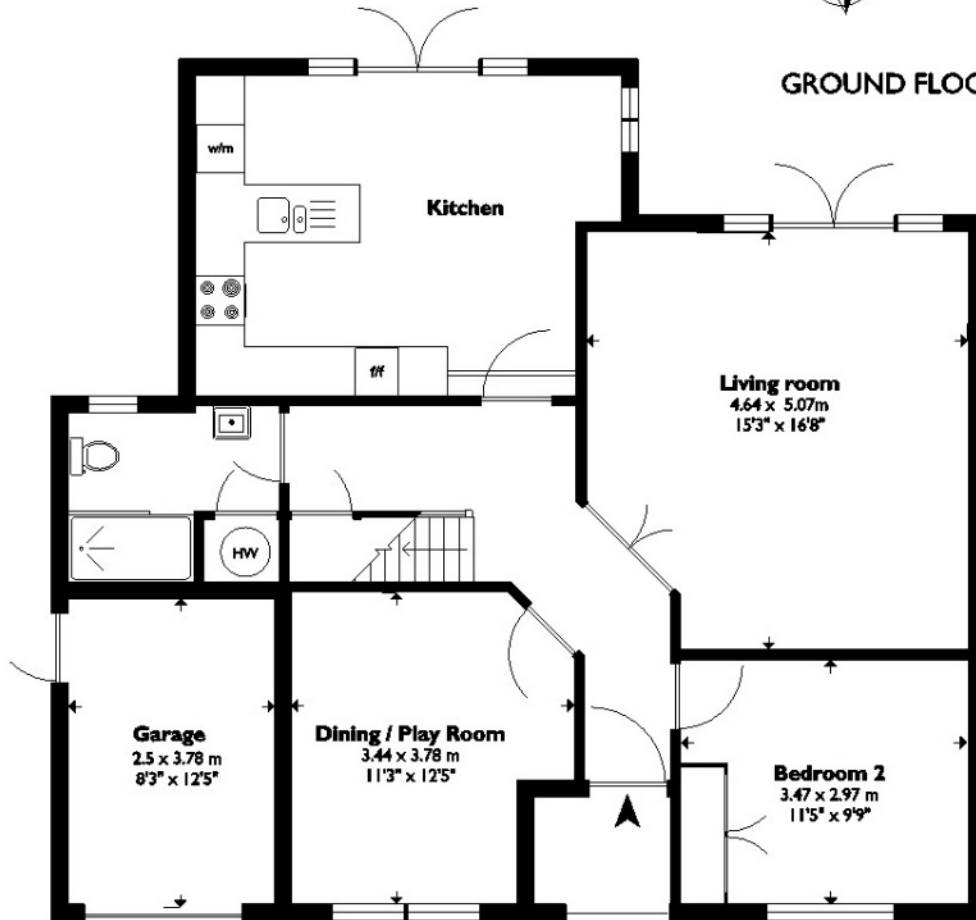
#### Reservation

- In order to reserve the property we ask for a Goodwill Deposit of £250. Refundable prior to acceptance of formal offer of tenancy but is forfeit once the application process is underway. Subject to Contract.

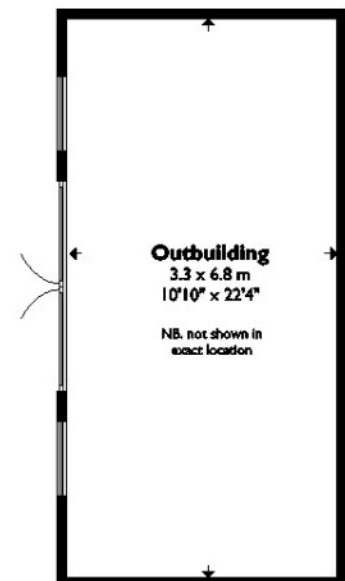
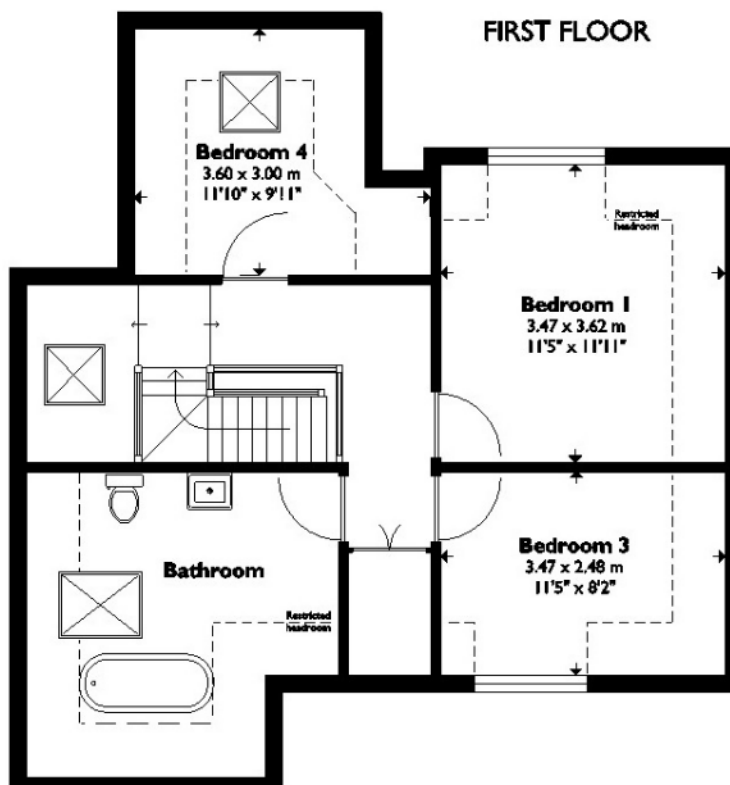
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GROUND FLOOR



FIRST FLOOR



This floorplan has been prepared for illustrative purposes only and should not be relied upon for exact dimensions.

Ground floor : 82.2 sqm (approx 885 sqft)  
First floor : 59.3 sqm (approx 638 sqft)  
Outbuilding : 22.4 sqm (approx 241 sqft)  
Garage : 9.45 sqm (approx 102 sqft)  
TOTAL : 173.39 sqm (approx 1,866 sqft)



