

# Willow Lodge

Wonersh Common, Wonersh, Surrey









# A substantial family home with over 2 acres, stunning views and on the edge of Village of Wonersh

Wonersh centre 0.9 miles, Bramley 1 mile, Cranleigh 5.7 miles

Chilworth station 1.9 miles (London Waterloo from 45 mins), Shalford station 2.6 miles (London Waterloo from 43 mins), Guildford 4.4 miles (London Waterloo from 33 mins), Farncombe station 4.5 miles (London Waterloo from 40 mins).

**Roads:** A3 Burpham 6.3 miles, M25 (Wisley Junction 10) 12.3 miles

**Airports:** London Heathrow 27.3 miles, London Gatwick 24.2 miles

(All distances and times are approximate)



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## Summary of accommodation

**Ground Floor:** Reception hall | Family room | Study | Two cloakrooms | Kitchen/breakfast room | Drawing room | Utility room | Boot room

**First Floor:** Principal bedroom suite with balcony | Five further bedrooms, two with en suite bathrooms | Family shower room | Laundry room

**Outbuildings:** Studio | Shower room | Four stables | Tack room/office

**In all about 2.14 acres**



## Situation

Wonersh is a charming, tranquil village set within the heart of the Surrey countryside. Surrounded by beautiful rolling hills, woodlands, and farmland, it offers a serene rural lifestyle while being conveniently close to Guildford. The village is ideal for those seeking peace, natural beauty, and easy access to nearby amenities.



The area boasts a range of highly regarded schools, including St Catherine's in Bramley, Longacre School and Wonersh & Shamley Green Primary School in Shamley Green, Cranleigh School, Prior's Field and Charterhouse in Godalming. Guildford's prestigious schools are also easily accessible by both car and bus.



Wonersh and its surrounding area offer an abundance of outdoor pursuits and local attractions. The scenic



countryside provides excellent walking and cycling opportunities, with the Surrey Hills Area of Outstanding Natural Beauty offering a variety of trails. Wonersh Common is ideal for a leisurely walk or picnic, while Shamley Green boasts peaceful green spaces and tranquil walking paths. Just a short drive away, Guildford offers cultural and leisure experiences, including Guildford Castle, The Yvonne Arnaud Theatre, and a wealth of shopping options. The nearby Albury Estate is home to beautiful woodlands and riverside walks, and the Surrey Hills Brewery provides a perfect stop for beer enthusiasts. The area is also rich in history, with attractions such as Milton's Cottage and the Cranleigh Arts Centre. Wonersh offers the perfect blend of rural charm, natural beauty, and convenient access to a wide range of activities.







## Willow Lodge

Set in just over 2 acres, Willow Lodge is a charming, half tile-hung family home offering over 5000 sq ft of spacious living. Built to the highest standard, it features a luxurious contemporary finish throughout.

The reception hall makes a striking first impression, with an oak staircase and glass-framed wine store below. On the opposite side, the family room and study enjoy lovely views and French doors opening to the garden.

The kitchen/breakfast room, the heart of the home, flows seamlessly to the west-facing patio, ideal for family living. It features modern cabinetry, integrated appliances, an American fridge freezer, and a large central island with seating. The reception room, with a contemporary fireplace, offers ample space for seating and dining.

















## BEDROOMS & BATHROOMS

On the first floor, the spacious principal bedroom includes a dressing room, luxurious en suite, and south-facing balcony with stunning views beyond. There are five additional bedrooms (two with en suites), a family bathroom, and a laundry room with chute to the utility. All bedrooms are beautifully presented with lovely views.









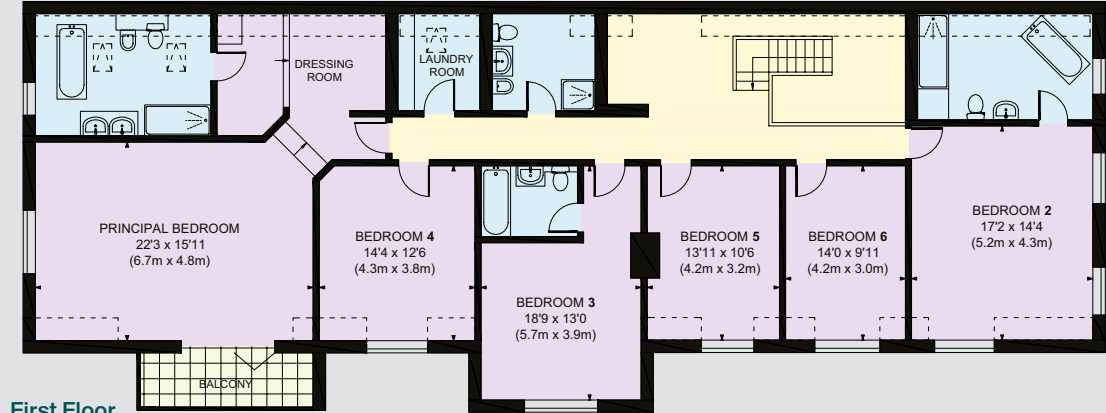
## BEDROOMS & BATHROOMS



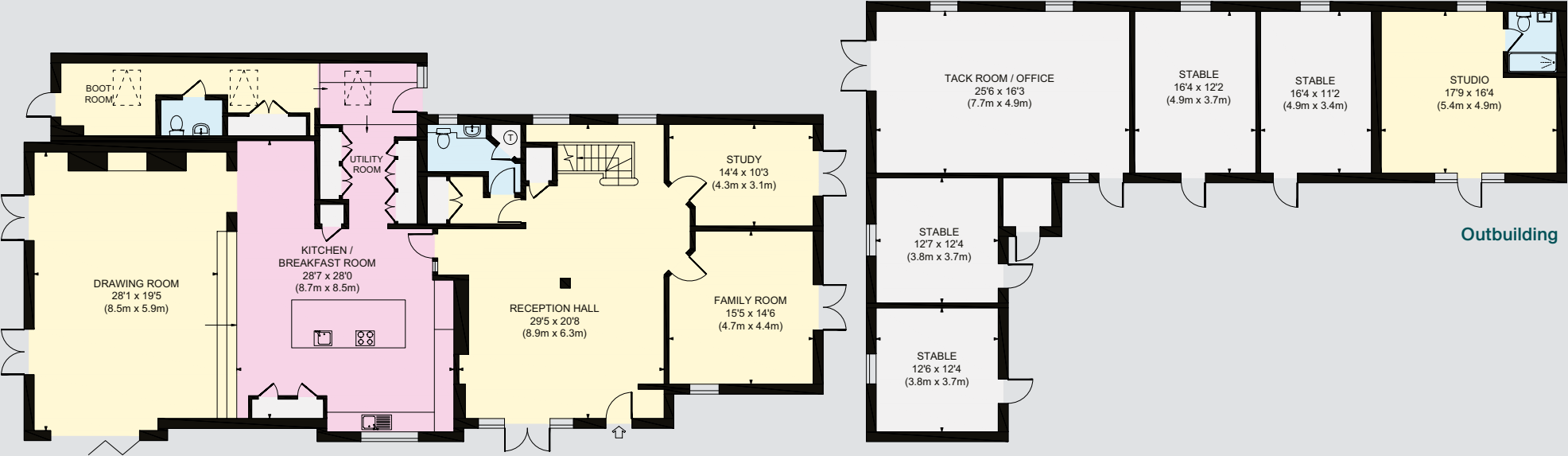


Approximate Gross Internal Floor Area  
Main House 5038 sq. ft / 468.00 sq. m  
Outbuildings 1421 sq. ft / 132.00 sq. m  
Total 6459 sq. ft / 600.00 sq. m

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



First Floor



Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



## Garden and grounds

The gardens are immaculately maintained, featuring an ornamental pond with a striking willow tree, and sweeping lawns with views across the land and countryside. A terrace runs the length of the house, perfect for al fresco dining in the warmer months.

## Outbuildings

Willow Lodge offers excellent equestrian facilities, with fenced paddocks and a stable block comprising four stables, a tack room, and office space. A studio room, currently used as ancillary accommodation, includes an en suite shower room. The driveway provides ample parking for several vehicles.







## Property Information

### Services

We are advised by our clients that the property has mains water, gas, electricity and drainage

### Tenure

Freehold

### Local Authority

Waverley Borough Council: 01483 523333

### Council Tax

Band F

### EPC Rating

C

### Directions

Postcode: GU5 0PL

What3words: ///goods.either.piano

### Viewings

Viewing is strictly by appointment through Knight Frank.





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