



Lawnsmead, Wonersh Common, Wonersh, Guildford GU5 0PQ





Property Description

Guide Price: £300,000

- One bedroom character cottage.
- Close to local amenities.
- Idyllic setting
- Garage and private parking.
- Council tax: C; Tenure: freehold; EPC rating: E.

Having been recognised and awarded as a building of local merit, The Reading Room is a unique terraced cottage which boasts a wealth of charm and is situated in the heart of the village.

The property is characterised by a central brick-built gable on which the build date 1872 (the year in which the Education Act made education compulsory in England) and a stone plaque has been placed, with the words "Reading Room" inscribed. What a wonderful daily reminder of the historic role this property has played in Wonersh Village.

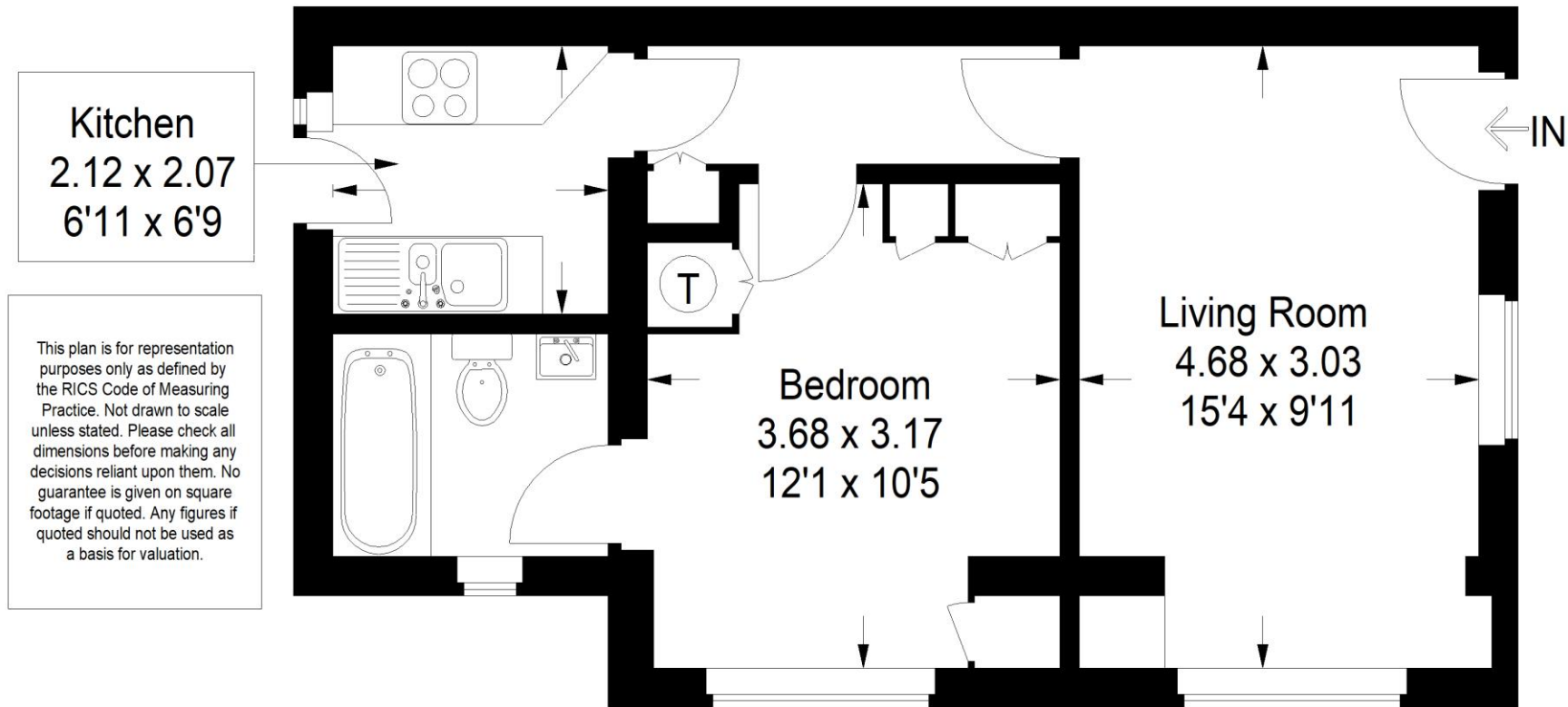
Upon entering the house, you are greeted by a light and bright sitting room offering a delightful double aspect vantage over the front garden and common land beyond. The principal bedroom is accessed via the hallway and in turn leads you to the bathroom. The kitchen is conveniently located allowing access to the rear of the property.

Set well back from the road, a well-tended, pretty cottage garden meets you upon approaching the front of the cottage. To the rear is a sunny brick paved terrace and a garage in block provides plentiful storage and a parking space.

Located in the centre of one of Surrey's most quintessential villages, the location of this property is without doubt one of the main features. Wonersh provides many amenities that are all within walking distance of the property, including village store and post office, chemist, doctors' surgery, Wonersh pre-school and cricket club. Surrounding the area is some of Surrey's most picturesque walking and riding countryside with neighbouring villages such as Shamley Green, Bramley and Shalford all but a few miles distant. Guildford is located just over 4 miles away, with an extensive range of shops and leisure facilities is close by with mainline stations to London Waterloo in approximately 37 minutes. There is also a frequent bus service to Guildford and Cranleigh. The A3 provides access to London, the south coast and the M25 for Gatwick and Heathrow.

Lawnsmead, wonersh

Approximate Gross Internal Area = 39.9 sq m / 429 sq ft



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

