



New Mead, The Street, Womersley, Surrey



Property Description

Guide Price: £850,000



Nestled in the heart of Wonersh Village along The Street, renowned for its quintessential collection of period properties, this detached three-bedroom residence presents a rare opportunity for modernisation and redecoration. With its prime location at the centre of the village, this property offers discerning buyers the chance to reimagine and revitalise a home in this highly sought-after area.

As you step inside, a spacious hallway welcomes you with stunning parquet flooring, hinting at the potential of the living spaces beyond. The sitting room and conservatory are both at the rear and offer picturesque views of the enchanting rear walled garden - a perfect setting for entertaining or relaxation. To the front, a well-appointed kitchen adjoins a dining room, while a conveniently located utility room sits behind. Additionally, a cloakroom and a versatile study complete the ground floor.

There is an attached garage, which for those with expansion aspirations presents an exciting opportunity to enhance further the property's potential, subject to necessary permissions.



Ascending the staircase, you are greeted by a light-filled landing leading to three well-proportioned double bedrooms. The principal bedroom boasts an ensuite, whilst bedrooms two and three are serviced by either the family bathroom or an additional WC on this floor, ensuring convenience and comfort for all occupants.

Outside, the delightful rear walled garden offers a secluded oasis for outdoor enjoyment and al fresco dining amidst mature greenery and manicured landscaping. A charming summerhouse is nestled among the foliage providing a tranquil and cosy retreat for reading and enjoying the scenery. To the front is a driveway which offers ample parking.

Wonersh provides many amenities, all within walking distance of the property, including a 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 and its mainline stations connect 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.

Council tax band: G; Tenure: freehold; EPC rating: F







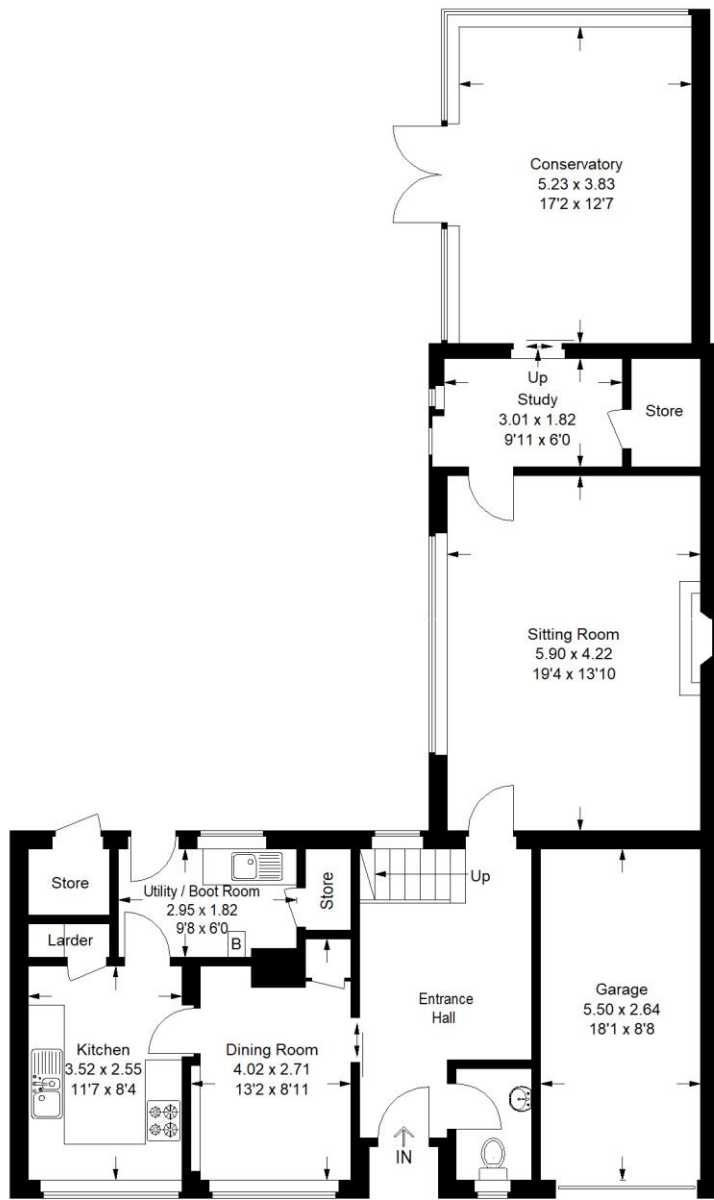


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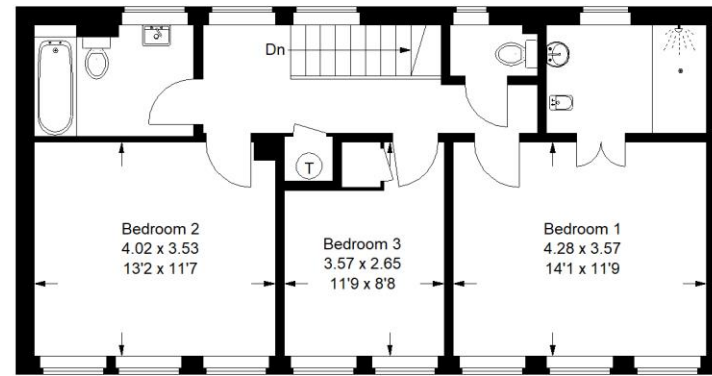
Approximate Gross Internal Area
 Ground Floor = 98.3 sq m / 1058 sq ft
 First Floor = 61.3 sq m / 660 sq ft
 Garage = 14.6 sq m / 157 sq ft
 Store = 1.7 sq m / 18 sq ft
 Total = 175.9 sq m / 1893 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Ground Floor



First Floor

Cranleigh Office 01483 347888
cranleigh@chantriesandpewleys.com

Guildford Office 01483 405222
guildford@chantriesandpewleys.com

Merrow Office 01483 347100
merrow@chantriesandpewleys.com

Shalford Office 01483 304344
Shalford@chantriesandpewleys.com

Lettings 01483 405222
lettings@chantriesandpewleys.com

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 fixings, whether mentioned or not in these sales particulars are excluded from the sale but may be available by separate negotiation.

