



Lawnsmead, Wonersh, Surrey

 Chantries
& Pewleys





Property Description

Guide Price: £410,000

Located in the heart of the highly desirable village of Wonersh, this charming two-bedroom mid-terrace cottage boasts impeccable presentation throughout. It features a perfect blend of contemporary and character elements, along with an attractive front garden and parking.

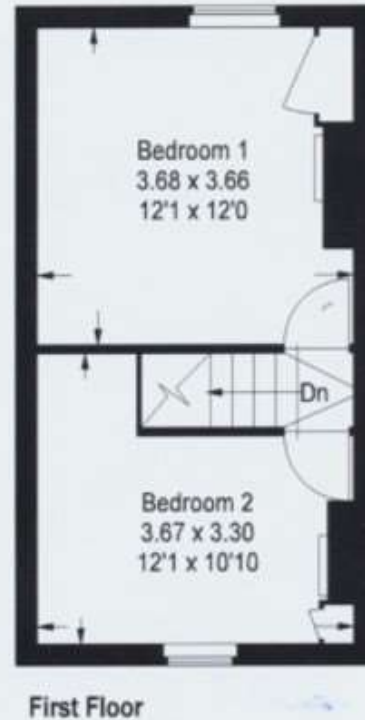
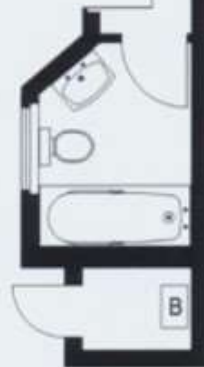
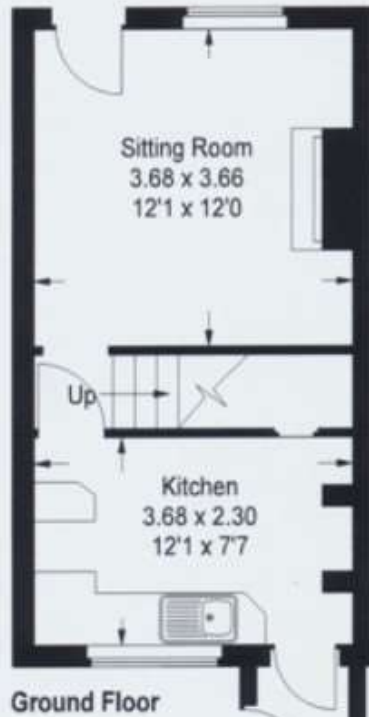
Upon arrival, a pathway leads to an enclosed, pretty front garden with a charming picket fence. The front door opens into the sitting room, featuring a sash window and a wood burner. A door takes you past the stairs into the bright, rear-aspect kitchen, equipped with Shaker-style eye and base level units and wood worktops. Outside, in the courtyard, a utility cupboard houses the washing machine and boiler. Adjacent to the kitchen is an inner lobby with external access and a door to the bathroom, fitted with a modern white suite.

Upstairs, there are two double bedrooms, each with a fitted wardrobe. Both bedrooms feature decorative fireplaces and sash windows.

Outside, the front garden includes a spacious lawn surrounded by hedging and trees, as well as a patio area perfect for enjoying the sunshine. A timber shed is great for storage and adds to the charm of the garden. At the rear of the property, there is a small courtyard with access to a gravelled allocated parking space.

Wonersh Village, located in the Surrey Hills Area of Outstanding Natural Beauty, is a quintessential village with a local store, Post Office, doctor surgery, chemist and the popular Grantley Arms country pub and restaurant. The area is crisscrossed with footpaths and bridleways ideal for walking, riding and cycling. Nearby Bramley, about a mile west, offers additional shops and restaurants. Bramley Golf Club offers excellent golfing facilities. The county town of Guildford is 4 miles away, with its quaint cobbled High Street and picturesque riverside scenes. Guildford offers excellent shopping with three covered shopping centres, restaurants, and recreational activities. The area boasts numerous top-notch private and state schools, including Bramley Infant School, Cranleigh, St. Catherine's, Charterhouse, Royal Grammar School, Tormead, Guildford High, and Godalming Sixth Form College.

Council tax band: C; EPC rating: D; Tenure: Freehold.



Lawnsmead Wonersh

Approximate Gross Internal Area:
 Ground Floor (excluding external store)
 = 31.8 sq m / 342 sq ft
 First Floor = 25.9 sq m / 279 sq ft
 Total = 57.7 sq m / 621 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.

