



Little Stone Cottage
The Street, Womersh.

 Chantries
& Pewleys





Property Description

Guide Price: £675,000

Little Stone Cottage is a charming two-bedroom semi-detached home, nestled on The Street, in Wonersh Village. The location is renowned for its collection of Surrey's most quintessential period properties.

Situated in the heart of the village, this unique cottage seamlessly blends the charm of its 18th- and 19th-century origins. Upon entering, you are welcomed into a spacious entrance hall that sets the tone for this character-filled home. The living room is a warm and inviting space, featuring a large log-burning stove and exposed beams. The generously proportioned kitchen/breakfast room offers a delightful outlook over the rear English country garden. The dining room, with its open fireplace, bespoke church pew shelving, and picturesque views of The Street, provides the perfect setting for both intimate family meals and entertaining guests. A handy downstairs WC completes the ground floor accommodation.

Upstairs, a large landing area, complete with a convenient study nook, leads to two generously sized bedrooms, each filled with character and natural light. The family bathroom serves both bedrooms, adding to the comfort and practicality of this home.

For those concerned about proximity to the road, rest assured that the installation of acoustic glass windows on all front-facing elevations ensures a peaceful living environment, significantly minimizing the sounds of passing vehicles.

Externally, a private driveway to the side of the house provides ample off-road parking, with space for at least two cars and gated access to the garden. The garden is thoughtfully designed in two distinct sections: the first, visible from the parking area and inside the home, while the second, a 'secret garden' beyond, is a secluded sanctuary, meticulously tended by the current owner to provide both privacy and charm.

Council tax band: F; Tenure: freehold; EPC rating: D.







The Area

Wonersh is situated within the Surrey Hills, an Area of Outstanding Natural Beauty. The village offers a local store and Post Office for everyday needs, along with a doctors surgery and chemist and the popular Grantley Arms country pub and restaurant. A network of footpaths and bridleways weaves through the idyllic surrounding countryside, perfect for walking, cycling or riding. A regular bus service operates through the area, providing convenient transport options.

The nearby village of Bramley, located about a mile west, provides a variety of shops and restaurants. For a more comprehensive range of amenities, the regional centre of Guildford offers an array of shops, restaurants, and entertainment options. Guildford also boasts leisure facilities including The Yvonne Arnaud, Electric, and G Live theatres, as well as Surrey Sports Park and The Spectrum Sports Centre.

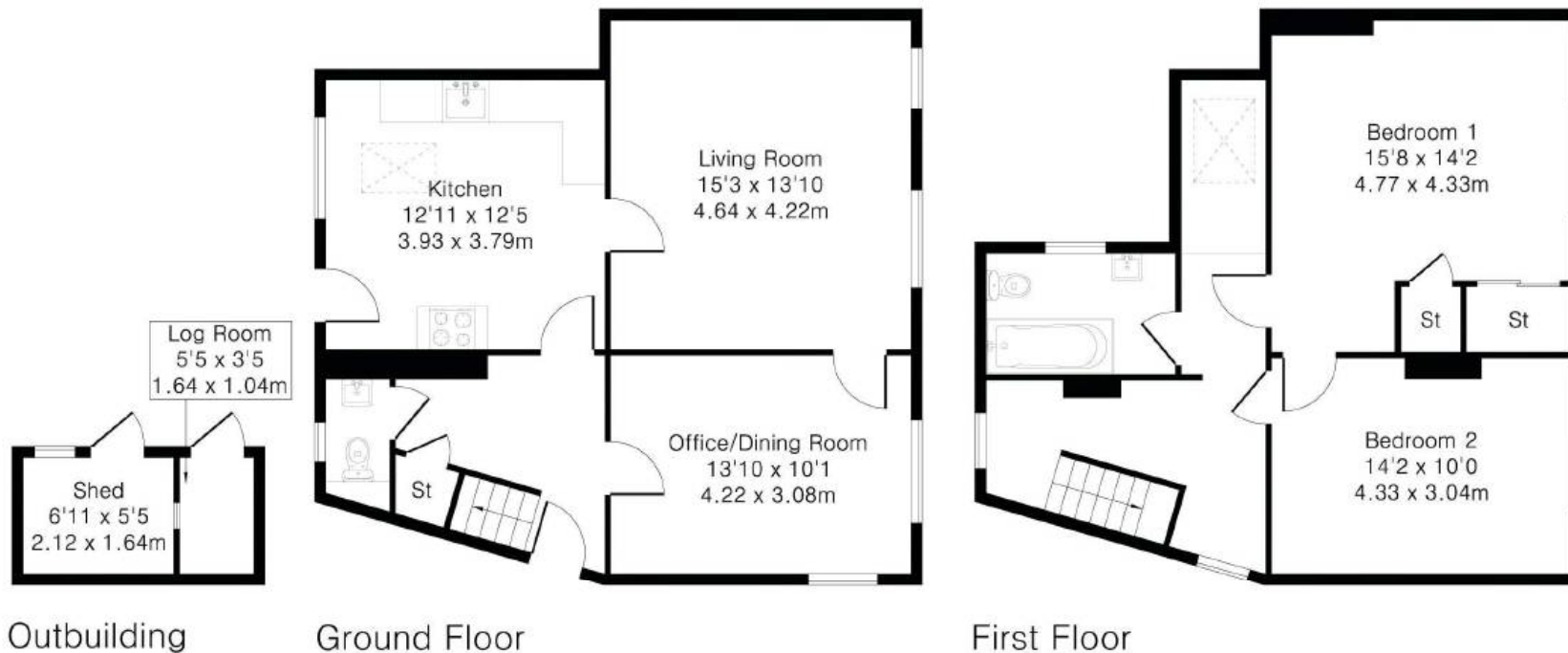
For golf enthusiasts, excellent facilities are available nearby, including Bramley Golf Club. The area is also home to a number of outstanding private and state schools.

Approximate Gross Internal Area 1245 sq ft - 116 sq m

Ground Floor Area 630 sq ft – 59 sq m

First Floor Area 558 sq ft – 52 sq m

Outbuilding Area 57 sq ft – 5 sq m





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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.

