



1 Woodyers Farm, Barnett Lane, Womersley, GU5 0RX





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Attached grade II listed property
Three bedrooms
25' vaulted dining/family room
20' sitting room

Mezzanine study area
Main bathroom and two ensembles
Central village location
Ample parking

1 Woodyers Farm is a remarkable Grade II listed former farmhouse, dating back to around 1450, and is believed to be one of the oldest houses in the village. Packed with period features, the property showcases leaded light windows, oak beams, and stone floors. These traditional elements are harmoniously integrated with more modern touches, particularly in the part of the house that was converted from the original dairy. The home exudes an abundance of character, presented with impeccable taste and flair.

The property is approached via a driveway with parking for up to four vehicles, leading to a courtyard garden. A door opens into the stone-floored hallway, which includes a practical cloak area and boot room. From here, one descends to the utility room and a luxuriously appointed bathroom, both of which overlook the driveway.

The 20' sitting room, with its beautiful wooden floors, is a true highlight, offering a cosy space with a large inglenook fireplace and a door leading to the log storage area. A staircase leads to the first floor, while the room also steps down to the kitchen/breakfast room, formerly the old dairy, with a 4 oven Aga as well as summer kitchen facilities. The Indian sandstone flooring adds to the room's charm, which is further enhanced by a stunning wrought-iron spiral staircase that leads up to a mezzanine study area offering wonderful views over the surrounding fields. From the kitchen/breakfast room, you step up into the underfloor-heated dining/family room, which features York stone flooring, vaulted ceilings, and a quadruple aspect. Patio doors at both ends of the room open onto the garden, making it an ideal space for family gatherings or entertaining.

The turning staircase leads to an exposed brick landing. The majority of the upper floor boasts original 17th century oak flooring, and each of the bedrooms is generous in size and character. Bedroom 2 includes fitted wardrobes and an ensuite shower room with views over the fields, while Bedroom 3 also benefits from fitted cupboards. Bedroom 1 enjoys dual windows, a lovely fireplace and an ensuite facility.

The face of the property viewed from Barnett Lane is entirely wisteria-clad, offering a stunning backdrop for the terrace, which is perfect for alfresco dining and entertaining. There is a second patio area by the outbuilding, which could easily be converted into an outdoor office or studio space if desired. The gardens are primarily laid to lawn, with established flowerbeds, mature shrubs, a pond, and a greenhouse, creating a serene and private oasis.







The area

1 Woodyers Farm enjoys a secluded and tranquil position in the heart of Wonerish, a charming and picturesque village steeped in history. With its period cottages and houses lining the village street, this peaceful location offers a true sense of old-world charm. The village itself is well-served with a general store, post office, public house, doctor's surgery & pharmacy, church, and a cricket green. Surrounded by beautiful open countryside, it provides plenty of opportunities for scenic walks, including those on Chinthurst Hill and Blackheath.

The nearby village of Bramley, only one mile away, offers a range of local shops, while the historic county town of Guildford, just 4 miles away, offers an excellent range of shopping, recreational, and educational facilities, including a mainline station with direct trains to Waterloo.

The area is well-regarded for its selection of schools, including St Catherine's School for Girls in Bramley, Cranleigh School (5 miles), Longacre Preparatory School at Shamley Green (2 miles), as well as Tormead, The Girls' High School, and the Royal Grammar School in Guildford.




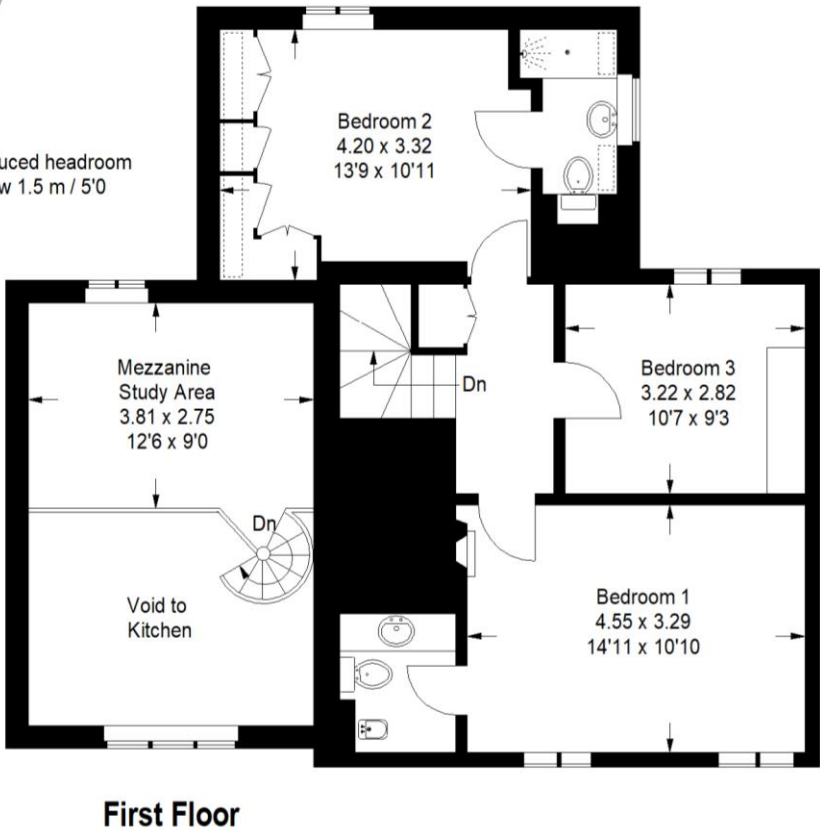
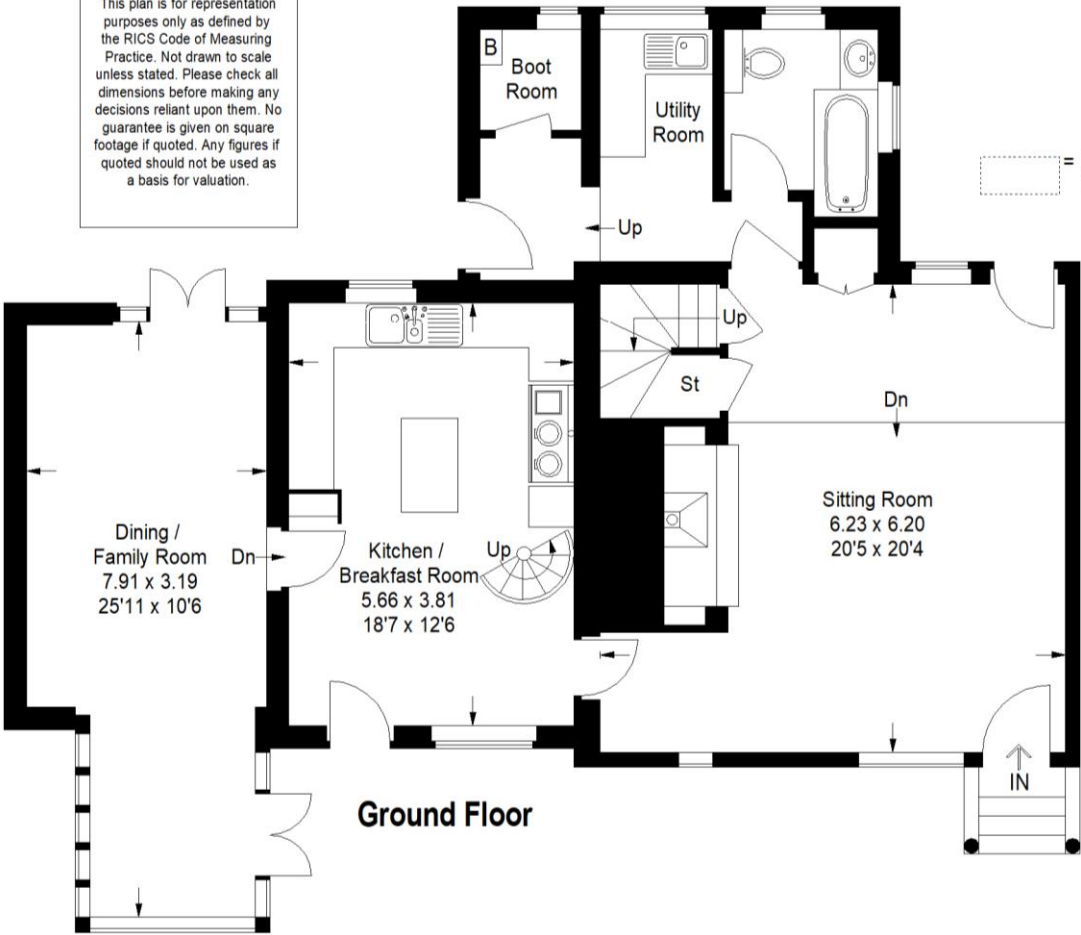
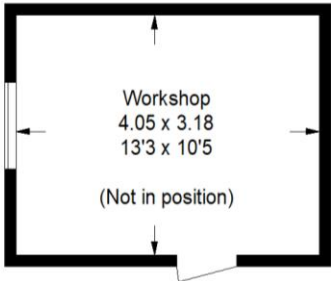
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Approximate Gross Internal Area
Ground Floor = 105.3 sq m / 1133 sq ft
First Floor (Excluding Void to Kitchen) = 69.6 sq m / 749 sq ft
Workshop = 13 sq m / 140 sq ft
Total = 187.9 sq m / 2022 sq ft

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.



 = Reduced headroom below 1.5 m / 5'0"





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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.

