



Philips Hatch, Wonersh

 Chantries
& Pewleys





Three bedrooms
Spacious sitting room
Modern kitchen
Conservatory dining room
Landscaped gardens
Attractive brick-paved driveway for two vehicles
Chain-free

This beautifully presented chalet-style property enjoys an elevated position on the outskirts of Wonersh village. Designed to offer bright and spacious living, it boasts landscaped front and rear gardens, along with convenient driveway parking.

Nestled in a quiet cul-de-sac, the property is approached via a charming brick-paved driveway with parking for two cars. From here, a few steps lead down to the main entrance, surrounded by mature, well-maintained planting.

Upon entering, a useful porch opens into a large hallway. Bedroom one features pine flooring, fitted wardrobes, and a stunning bay window overlooking the front walled garden. The en-suite shower room—accessible both from the bedroom and hallway—also doubles as a utility area, housing a washing machine and tumble dryer.

The modern kitchen is equipped with integrated appliances, including a fridge-freezer, AEG hob and oven. The dishwasher, and an additional freezer, are neatly integrated into the central island and breakfast bar.

The sitting room offers a spacious and inviting area which leads to the conservatory dining room. This space floods the interior with light and provides sweeping views of the rear gardens. Two sets of double doors open directly to the outdoor entertaining area.

From the main hallway, an archway leads to bedroom three, which features an ensuite shower room and is currently utilised as a practical study. Upstairs, bedroom two includes its own en-suite WC.

The rear garden is an entertainer's dream, featuring a patio area just steps from the house, which transitions to a lawned garden and further down to a narrow lower garden area. Thoughtfully designed, the outdoor spaces are perfect for relaxing or hosting guests.

This delightful property combines modern comforts with character and charm, offering an enviable lifestyle in a sought-after location.

The property is ideally located just a short walk from Wonersh village centre, with its highly regarded “gastro pub” The Grantley Arms. In addition, there is a village store, doctor's surgery, pharmacy, children's play area on the green, cricket club, 2 churches and a pre-school.

Guildford with its beautiful cobbled High Street and extensive selection of shops offers a wide range of leisure and recreational facilities including numerous restaurants, G Live centre, Yvonne Arnaud Theatre, cinema complex, Spectrum Sports Park and historic castle. Guildford has 2 train stations for regular services to London Waterloo in approximately 35 minutes. The A3 is easily reached for rapid links to London, the south coast, the wider motorway network and Heathrow Airport.

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

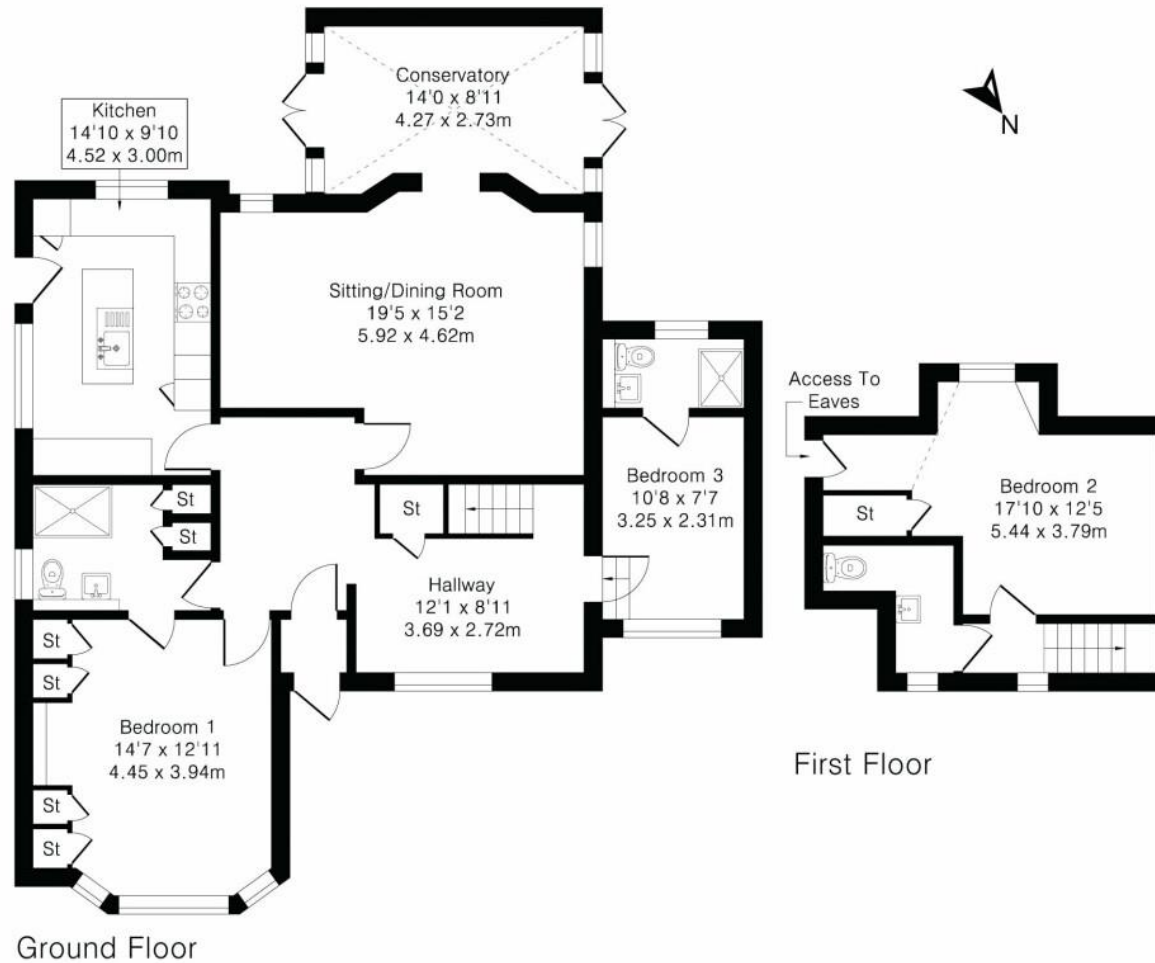




Approximate Gross Internal Area 1367 sq ft - 127 sq m

Ground Floor Area 1142 sq ft – 106 sq m

First Floor Area 225 sq ft – 21 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.





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