



New Road, Womersley, GU5 0SE





A detached chalet bungalow in the heart of the village of Wonersh
 3 bedrooms
 Stunning kitchen/dining room
 Separate utility room
 Lovely sitting room with wood burning stove
 Parking for several cars
 No onward chain

This delightful chalet bungalow is beautifully presented and offers versatile accommodation in the heart of the charming village of Wonersh.

As you step into the property, you are welcomed by a central hallway with bedrooms conveniently located on either side. Bedroom three, currently used as a study, provides a flexible space with fitted wardrobes, while bedroom two is beautifully light and spacious. Ascending the stairs, you'll find the main bedroom, which is equipped with fitted wardrobes and Velux windows that flood the room with natural light. The family bathroom is elegantly designed, offering both a bath and a separate shower.

Moving through the property, the stunning kitchen/dining room stands out with its impressive lantern roof, creating a bright and airy atmosphere. The kitchen is well-appointed with wooden work surfaces, a range of units, an integrated fridge, freezer, double oven, and a gas hob with an extractor fan. Adjacent to the dining area, a practical utility room/cloakroom adds convenience. The spacious sitting room is the perfect spot to relax, featuring a cosy wood-burning stove and French doors that open directly into the beautifully landscaped garden.

The gardens are a true highlight, meticulously designed with thoughtful landscaping, a covered side area, and two useful sheds. At the front of the property, there is ample parking space for multiple vehicles.

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..



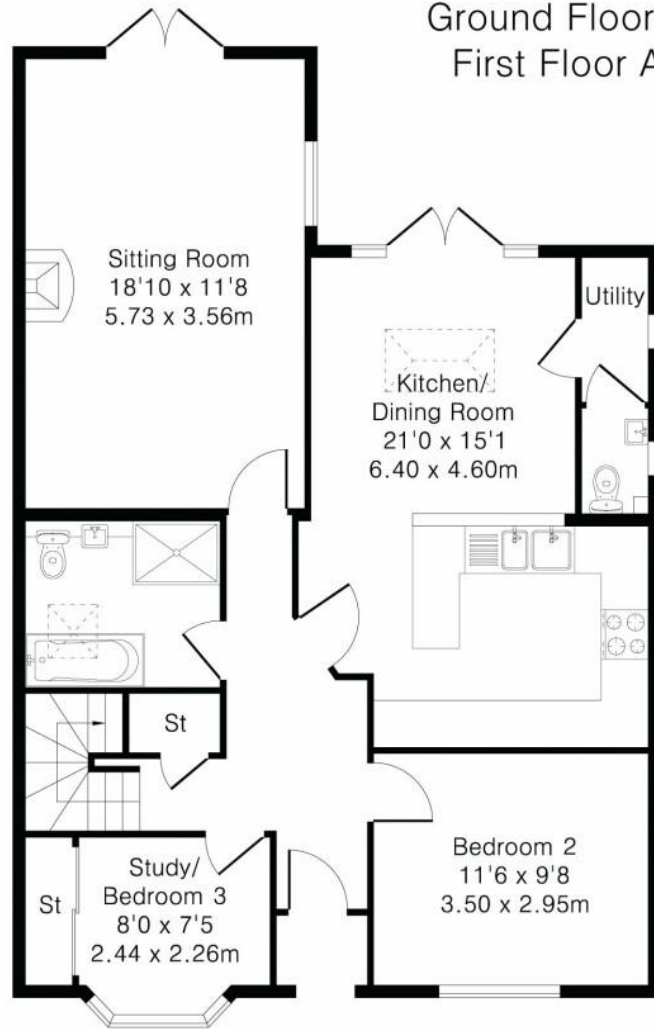
Council tax band: D; Tenure: freehold; EPC rating: C.



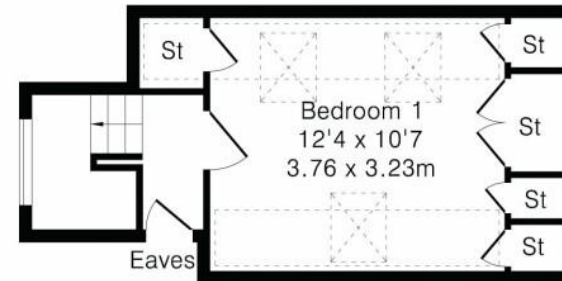
Approximate Gross Internal Area 1155 sq ft - 107 sq m

Ground Floor Area 941 sq ft – 87 sq m

First Floor Area 214 sq ft – 20 sq m



Ground Floor



First Floor

Cranleigh Sales 01483 347888
cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222
guildford@chantriesandpewleys.com

Merrow Sales 01483 347100
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Shalford Sales 01483 304344
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Lettings 01483 405222
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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.





Chantries & Pewleys

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