



Korton, Blackheath Lane, Wonersh, Surrey, GU5 0PN









Detached family home  
 3 bedrooms  
 20' kitchen/dining/family room  
 Glorious sitting room  
 Beautiful south facing gardens  
 Short level walk to the village

#### Stunning 3-Bedroom Detached Home with Exceptional Gardens

Nestled in a prime village location, this beautiful 3-bedroom detached home offers a rare opportunity to enjoy spacious living with the potential to extend (STPP). Korton features beautiful gardens and a thoughtfully designed layout, offering a perfect balance of charm, comfort, and versatility.

Upon arrival, a brick-built porch with a glazed front door welcomes you into the hallway. Wooden flooring flows seamlessly through to the kitchen, where you'll find a cloakroom and access to a practical boot room. The heart of the home is the bright and spacious kitchen/dining/family room, a stunning double-aspect space filled with natural light. French doors open directly onto the glorious south-facing garden, creating a seamless indoor-outdoor connection. The family room leads into a cosy yet elegant sitting room, complete with a bay window and a fireplace. From here the study can be accessed, which also enjoys French doors leading out to a side terrace with a covered pergola onto the garden.

Upstairs, the modern family bathroom features a bath and an Aqualisa shower with a window over the garden. Bedroom one benefits from fitted wardrobes and access to a spacious carpeted eaves storage area, while bedroom two also features fitted wardrobes and overlooks the lovely garden. Bedroom three enjoys views over the front of the property.

A standout feature of this home is the stunning south facing rear garden, with extensive lawn and a wide range of mature shrubs, creating a peaceful and private setting offering views up to Chinthurst Hill. A patio and terrace with pergola provide the perfect space for outdoor entertaining. There is also a greenhouse, storage sheds and a playhouse. To the front of the property, there is ample parking for three cars.

This truly special home offers a wonderful village lifestyle with exceptional outdoor space and the potential to grow. Early viewing is highly recommended.

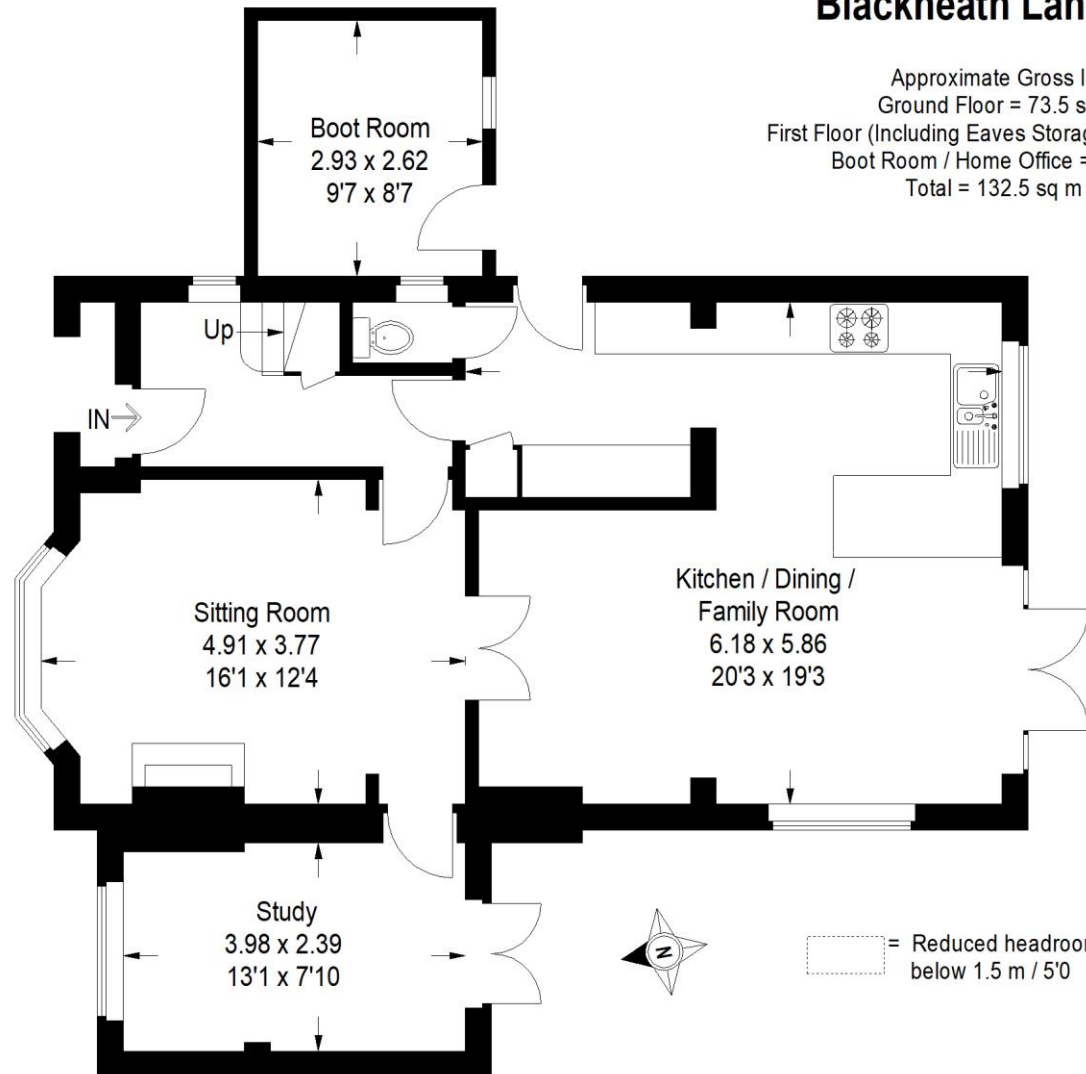
Wonerish is situated within the Surrey Hills (an Area of Outstanding Natural Beauty). This quintessential village offers a local store and Post Office for everyday needs, along with the popular Grantley Arms country pub and restaurant. A network of footpaths and bridleways weave through the idyllic surrounding countryside. Bramley lies about a mile west of the property and provides a variety of shops and restaurants. For a more comprehensive choice of amenities, the regional centre of Guildford offers an array of shops, restaurants and further entertainment. Leisure amenities in Guildford include The Yvonne Arnaud, Electric and G Live theatres, Surrey Sports Park and The Spectrum Sports Centre. The miles of surrounding countryside is ideal for walking, cycling and riding. Excellent golfing facilities are available and include, Bramley Golf Club. There are a number of excellent private and state schools in the area, including Bramley Infant School, Cranleigh, St. Catherine's, Charterhouse, Royal Grammar School, Tormead, Guildford High and Godalming Sixth Form College.



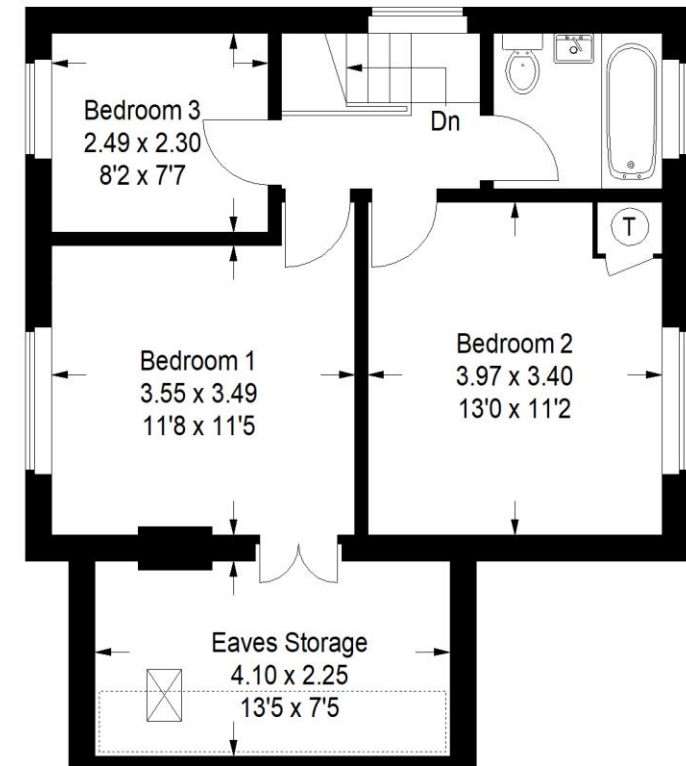
# Blackheath Lane ,Wonersh

Approximate Gross Internal Area  
 Ground Floor = 73.5 sq m / 791 sq ft  
 First Floor (Including Eaves Storage) = 51.3 sq m / 552 sq ft  
 Boot Room / Home Office = 7.7 sq m / 83 sq ft  
 Total = 132.5 sq m / 1426 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.



Ground Floor



First Floor

Cranleigh Sales 01483 347888  
 cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222  
 guildford@chantriesandpewleys.com

Merrow Sales 01483 347100  
 merrow@chantriesandpewleys.com

Shalford Sales 01483 304344  
 shalford@chantriesandpewleys.com

Lettings 01483 405222  
 lettings@chantriesandpewleys.com

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.

