



Woodyers View,
Barnett Lane, Womersley, GU5

Offers in Excess Of

£600,000

Delightful three bedroom semi detached house with garage and driveway parking situated in the popular village of Womersley, near Guildford. This home offers flexible accommodation, having three reception rooms and is situated in a good size plot, so offers potential to extend if needed. No forward chain!



Property Features

- Three Bedroom House
- Two Bathrooms
- Gas Central Heating
- Large Rear and Side Gardens
- Excellent Commuter Links
- Three Reception Rooms
- Lovely Village Location
- Garage and Driveway Parking
- Local Shop and Village Green
- No Forward Chain

OVERVIEW

This charming semi detached three bedroom, three reception home in Wonerish, near Guildford, used to be the old village off licence and has lots of potential to extend to make the perfect family home.

Situated in the heart of the Surrey Hills area of outstanding natural beauty, Wonerish is a sought-after and picturesque village just a few miles south-east of Guildford. It has all the benefits of being in the countryside but with convenient access to nearby amenities to include a traditional village pub (The Grantley Arms), a local store and post office, a well-regarded primary school (Wonerish & Shamley Green C of E Primary), and a village hall that hosts regular community events.

Surrounded by stunning countryside and woodland walks, yet just under 5 miles from Guildford's town centre and mainline station (offering fast services into London Waterloo), Wonerish combines the best of rural living with excellent transport connections.

ROOM MEASUREMENTS

Ground Floor

Entrance Lobby - 0.82m x 1.17m (2' 8" x 3' 9")

Reception One - 3.48m x 5.24m (11' 4" x 17' 2")

Inner Hallway - 1.03m x 1.56m (3' 4" x 5' 1")

Bathroom - 2.28m x 2.88m (7' 5" x 9' 5")

Reception Two - 4.08m x 4.09m (13' 4" x 13' 4")

Dining Room - 4.02m x 4.40m (13' 2" x 14' 5")

Kitchen - 5.48m x 2.49m (to max) (17' 11" x 8' 1")

First Floor Landing - 4.13m x 0.86m (13' 6" x 2' 9")

Bedroom One - 3.40m x 4.08m (11' 1" x 13' 4")

Ensuite - 2.36m x 0.98m (7' 8" x 3' 2")

Bedroom Two - 4.09m x 3.47m (13' 5" x 11' 4")

Bedroom Three - 4.09m x 3.11m (13' 5" x 10' 2")

Single Garage and driveway parking

Further Separate Outbuilding and Summer House

PROPERTY DESCRIPTION

Situated in a good size plot, this home offers flexible accommodation over 2 floors, with 3 reception rooms and 3 bedrooms and 2 bathrooms.

On the ground floor the accommodation offers entrance lobby, two front reception rooms, inner hallway with large storage cupboard, dining room with stairs to the first floor, ground floor bathroom and kitchen. The bathroom is fitted with white sanitary ware to include large walk in shower, sink and WC which are inset to a white gloss vanity unit with mirrored wall cabinet over. The kitchen is fully fitted with a range of wall and floor cupboards and space for your appliances and back door leading into rear garden.



From the first floor landing you will find doors leading to the main double bedroom with ensuite shower room, and two further double bedrooms.

The house is situated on a good size plot with walled front garden with gate access, large patio side garden and enclosed lawned rear garden. There is also a rear driveway with single garage and a further good size outbuilding.

This property would make a perfect family home, and the size of the plot and accommodation will offer the new owners lots of potential to extend and make it their own should they wish to do so.

Call now to arrange your viewing!!



MATERIAL INFORMATION

- Price (£) - 600,000
- Tenure – Freehold
- Council tax band (England, Wales and Scotland) - Band F, Waverley Borough Council
- 100% of the ownership of the property being sold
- Mains Water Supply
- Mains Electricity
- Heating - Gas Central Heating
- Broadband - Fibre to box
- Parking- Driveway parking and Garage
- Construction- Brick and block construction
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Restrictions- None
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk))

Stamp Duty Land Tax

Land Registration Fees

Solicitors Fees and Disbursements

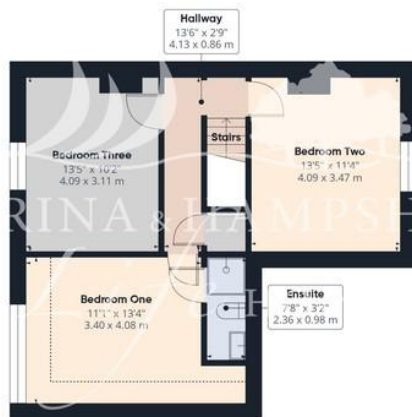
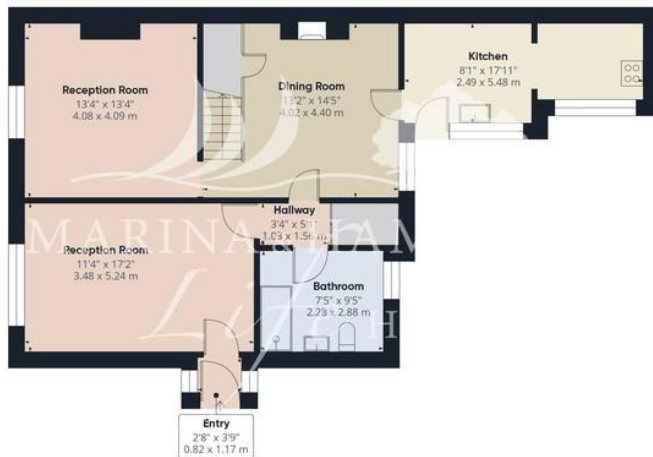
We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.

VIEWING BY APPOINTMENT ONLY THROUGH HAMPSHIRE LIFE HOMES LTD

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.







Approximate total area¹⁰
 1336 ft²
 124 m²

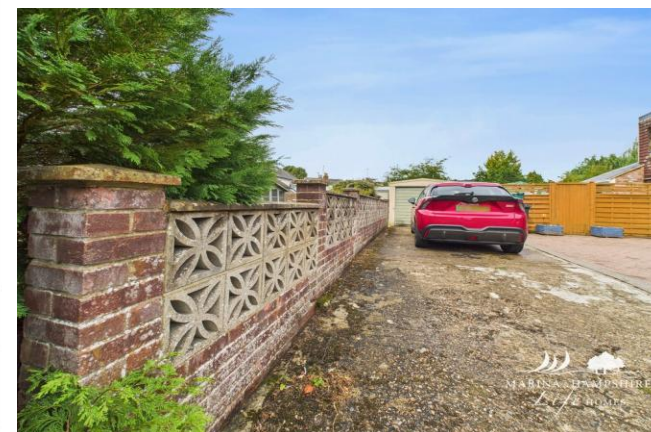
Reduced headroom
 50 ft²
 4.6 m²

(1) Excluding balconies and terraces

Reduced headroom:
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements