



Apple Tree Corner, The Close  
Wonersh, Surrey GU5 0PA

W & S

Tel| 01483 284 141  
Email| [enquiries@willsandsmerdon.co.uk](mailto:enquiries@willsandsmerdon.co.uk)  
Web| [willsandsmerdon.co.uk](http://willsandsmerdon.co.uk)



A charming detached character home in this highly regarded village centre private road with delightful South facing gardens.

Reception Hall - Guest WC - Lounge - Dining Room - Kitchen/Breakfast Room - Utility Area - 3 Bedrooms - Bathroom & 2nd Separate WC - Detached Garage - Garden Studio - South Facing Gardens - Private Road Location - No Onward Chain





## Apple Tree Corner, The Close Wonersh, Surrey

We are delighted to bring to market this charming 1930's built character home, located in one of the most highly coveted locations in Wonersh Village.

With classically styled aesthetics of London Stock bricks, clay tile hanging and leaded light windows, the scene is set for this quintessentially Surrey home.

Once over the threshold, the warmth and character have been maintained with just the perfect amount of exposed joinery to the flooring and oak mullion Heritage double glazed windows.

The reception hall provides access to all the ground floor spaces which bask in the light from the South facing aspect to the rear. The lounge enjoys a double aspect including a wide bay to the rear gardens and a focal point Minster fireplace. The separate dining room, also with bay window and garden access, flows through to the Shaker style kitchen/breakfast room with a large adjoining utility area for all the usual appliances. The ground floor spaces are completed with a useful guest cloakroom in the reception hall.

The oak staircase leads to the galleried first floor landing where there are 3 bedrooms, large family bathroom and a second separate wc.

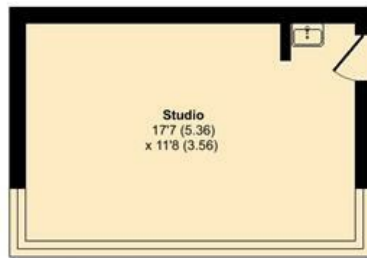
Outside the property has ample visitor parking to the gravel driveway which in turn leads to the detached garage. The rear gardens are perfectly in proportion to the house, enjoying a sunny southerly aspect with sun terrace and manicured lawns flanking the central pathway which leads through raised wall planters to the lower lawn where there is a substantial outbuilding which has made for a wonderful art studio, but could also be the perfect Work From Home Office. Excellent privacy is provided by the mature boundary planting.

For anyone new to Wonersh Village, The Close is a highly regarded private no through road within a short distance of the village centre. This charming village is situated within the Surrey Hills (an Area of Outstanding Natural Beauty) and has an excellent shop/post office, pharmacy, the ever popular Grantley Arms pub and restaurant, and a network of footpaths and bridleways to meander through the idyllic surrounding countryside.

Guildford with its extensive facilities is only 4 miles away which offers the full array of shops, restaurants and entertainment. Leisure amenities in Guildford include The Yvonne Arnaud, Electric and G Live theatres, Surrey Sports Park and The Spectrum Sports Centre for a comprehensive range of sporting facilities.

Tenure: Freehold. Waverley Borough Council Tax Band: G  
Mains Electric, Gas & Water.  
Private Road Charge: No Formal Arrangement

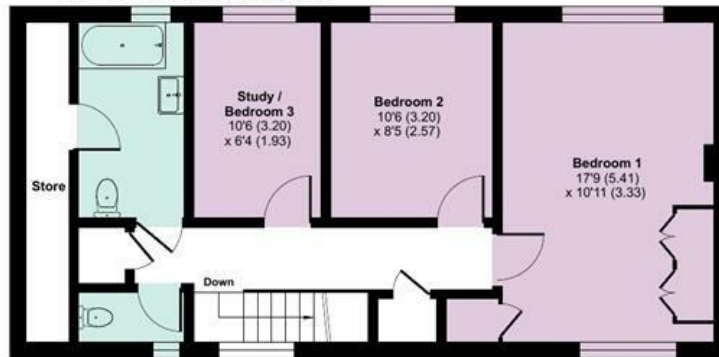




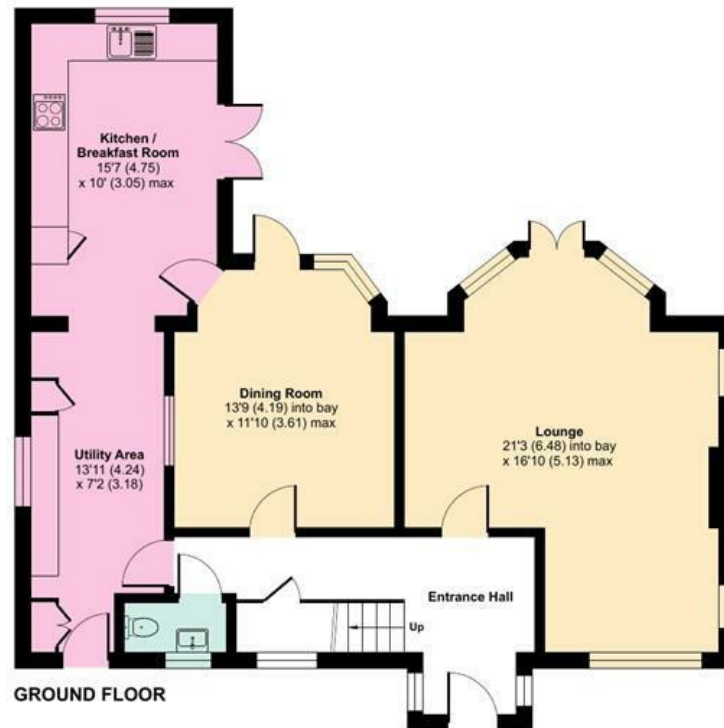
Approximate Area = 1519 sq ft / 141.1 sq m  
 Garage = 126 sq ft / 11.7 sq m  
 Outbuilding = 206 sq ft / 19.1 sq m  
 Total = 1851 sq ft / 171.9 sq m

For identification only - Not to scale

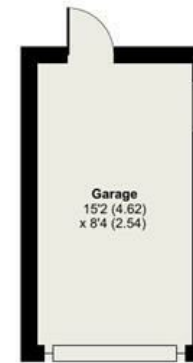
OUTBUILDING (not in actual position)



FIRST FLOOR



GROUND FLOOR



GARAGE (not in actual position)





**DIRECTIONS**

Leaving Guildford heading South via Millbrook, continue along the A281 for approx. 2 miles and upon reaching Shalford, take the left onto the B2128 (Christmas Hill) towards Wonersh. Continue for approx. 1.5 miles bearing left in Wonersh Village passing the Grantley Arms, and continue for about 200 yards where The Close will be seen on the right. Continue towards the end of The Close where the driveway to Apple Tree Corner will be found on the left. [///grows.analogy.hill](http://grows.analogy.hill)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

6 Station Parade, East Horsley, Surrey, KT24 6QN

T| 01483 284 141 E| enquiries@willsandsmerdon.co.uk W| willsandsmerdon.co.uk