



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

GUIDE PRICE

£1,750,000

Yew Cottage, Mellersh Hill Road

Wonersh Park, GU5 0QJ

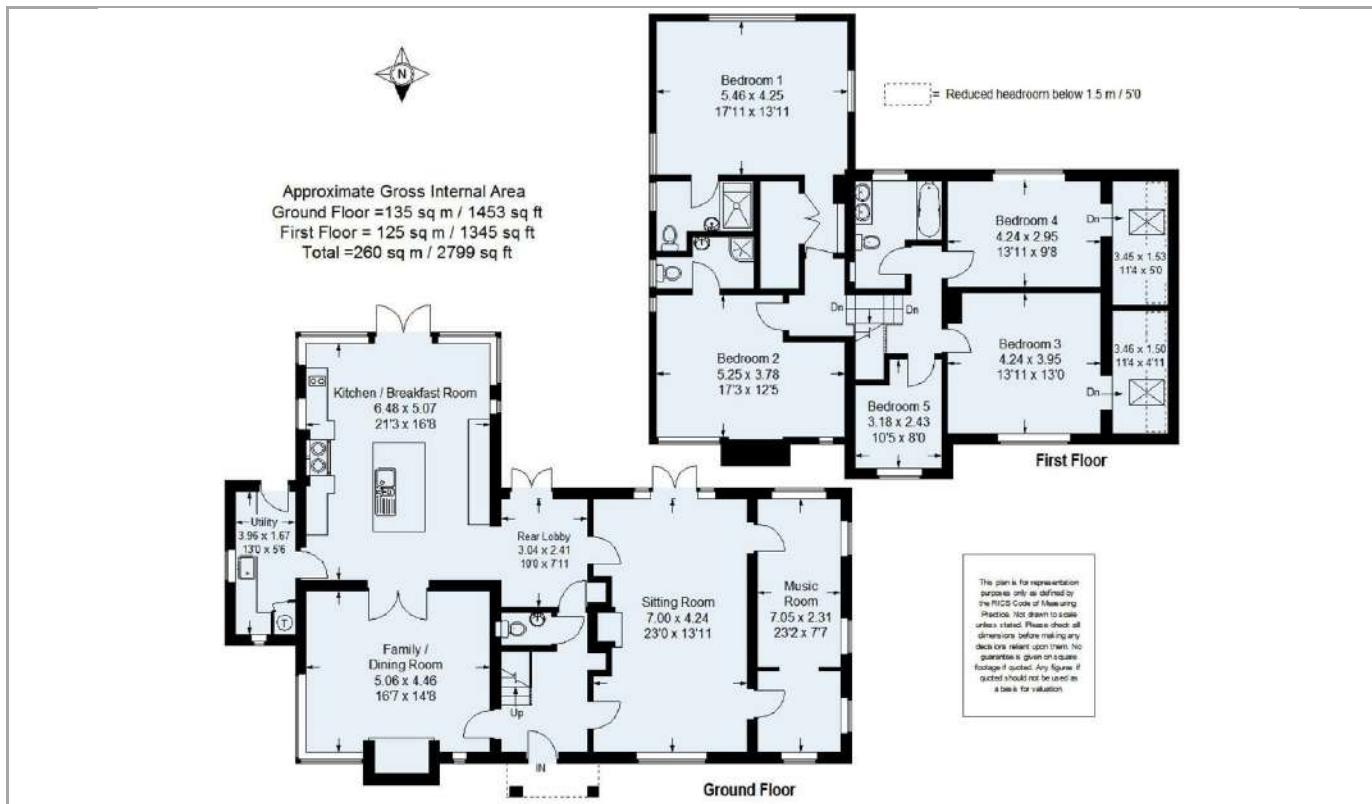
A modernised and extended character family house of 2,800 sq ft with extensive oak joinery situated in the southernmost part of popular Wonerish Park with a south facing 0.32 acre garden with wooded backdrop

PROPERTY SUMMARY

Yew Cottage is an attractive detached family house which has been extended and upgraded to provide light and airy accommodation, designed for modern family living. There are extensive exposed oak beams throughout the extended part of the accommodation, providing lovely character features and a fine brick fireplace in the family room, which leads through to the kitchen, providing excellent entertaining areas. There are five bedrooms and three bathrooms on the first floor and three reception rooms on the ground floor, all providing great family spaces. The kitchen/breakfast/family room is a real feature of the accommodation with a large central island, Aga and glazed doors out to the terrace and garden. There is an extensive window lit loft area, ideal for conversion to further accommodation. The 0.32 acre garden has a lovely sunny aspect and a wooded backdrop and there is a large outbuilding/ store.

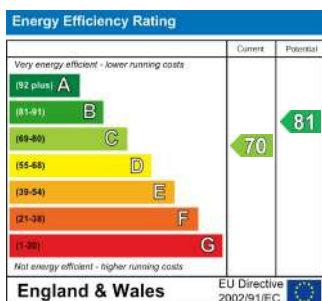






DIRECTIONS

From Guildford take the A281 Horsham Road to Shalford village and turn left at the roundabout to Wonersh village. On entering Wonersh bear left around the corner passing the Grantley Arms pub and take the second turning on the right into Wonersh Park, on a left hand bend. Bear right into The Drive and take the second turning on the left into Mellersh Hill Road, where Yew Cottage is the fifth house on the right.



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Waverley

COUNCIL TAX BAND
G

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements



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