

2 DERRYSWOOD HOUSE

Womersley



**Chantries
& Pewleys**

ESTATE AGENTS

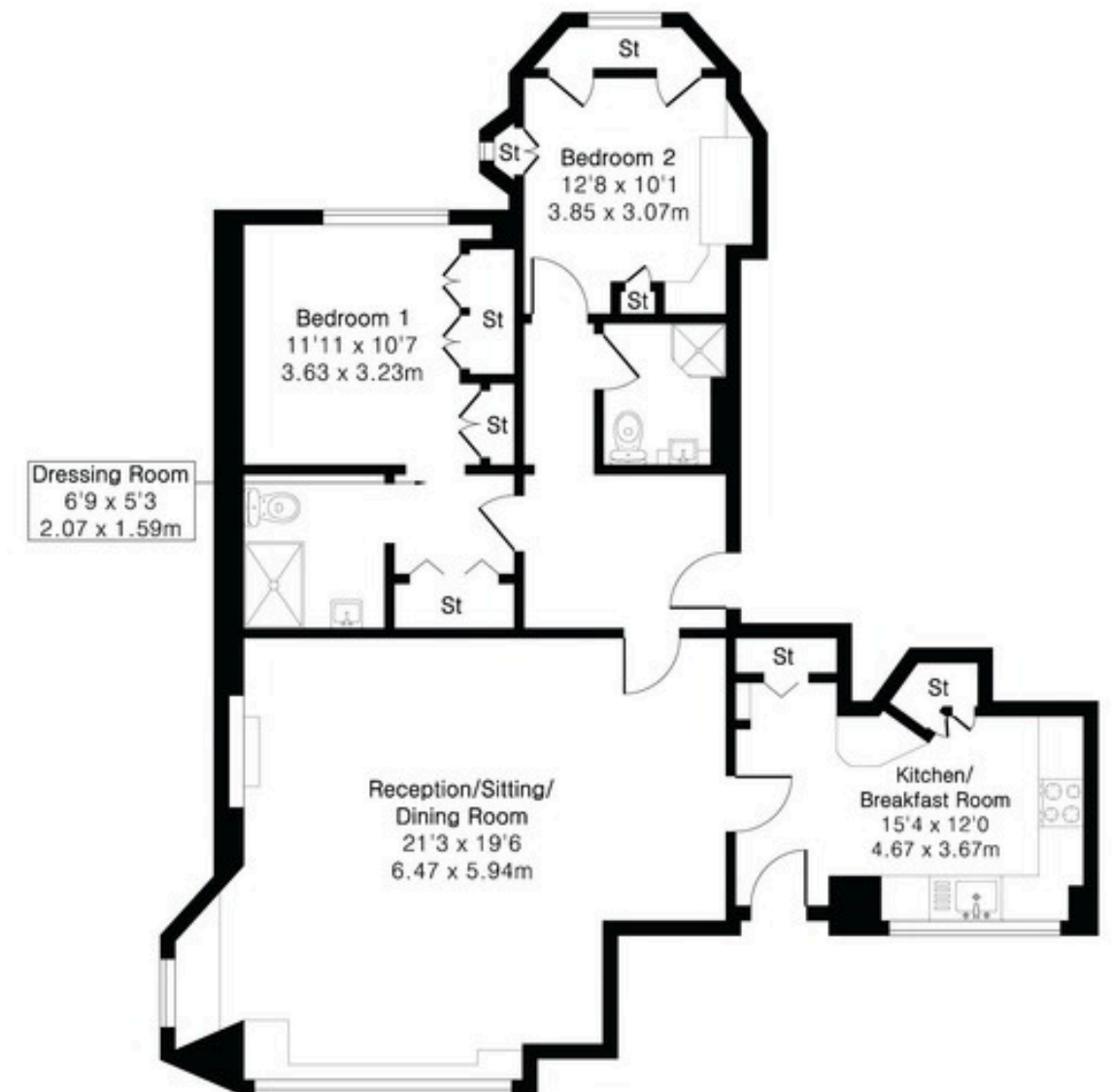


AT A GLANCE

- Stunning ground floor apartment
- Secluded Surrey Hills location
- 7 acres of maintained grounds
- 2 bedrooms
- Large living room overlooking the gardens
- Fitted kitchen
- En suite and family bathroom
- Garage and parking
- No Chain

Tenure: Leasehold with 97 years remaining
Service charge: £4,200 per annum
Council Tax Band: F
EPC: D

Approximate Gross Internal Area 1025 sq ft - 95 sq m



Ground Floor

FROM THE AGENT

"Approached via a long private driveway framed by mature trees, Derryswood House occupies an established position within approximately seven acres of maintained communal grounds. The apartment sits on the ground floor and enjoys an open outlook across formal lawns, shaped topiary and an ornamental pond, creating a setting that feels quietly tucked away while remaining connected to village life. Positioned between Wonersh and Shamley Green, the property sits within the Surrey Hills landscape and is surrounded by open countryside."

Graham

Graham Brown
Associate



NATURAL LIGHT & PERIOD FEATURES

The bay-fronted living room is the main focal point of the apartment. High ceilings and wood flooring add character and scale, while the open fireplace creates a natural centre to the room. The broad outlook across the gardens brings in light and reinforces the connection to the surrounding grounds. The kitchen / breakfast room is fitted and arranged to allow space for informal dining. A door opens directly onto the covered sun terrace, extending the usable living space and providing a sheltered place to sit overlooking the gardens.





BEDROOMS & BATHROOMS

The principal bedroom includes an en suite shower room and fitted wardrobes and drawers.. A second bedroom includes a range of fitted furniture and is served by a separate family bathroom, giving flexibility for guests, visiting family or additional workspace if required.



GARDEN & SETTING



The communal grounds are a defining part of life at Derryswood House. The landscaped setting includes expansive lawns, shaped planting and an ornamental pond, all maintained to create an established and ordered environment throughout the year. Practical details include ample visitor parking and a garage.

Wonersh has a strong village community with a local store and post office, doctors' surgery, pharmacy, preschool, cricket club, two churches and The Grantley Arms — a well-regarded 15th-century inn. Shamley Green and surrounding Surrey Hills countryside are also close by, offering access to walking routes and village amenities.





 **Chantries & Pewleys**

01483 304344

shalford@chantriesandpewleys.com

Richmond House, 6 Station Row, Shalford, Surrey GU4 8BY