

NEW ROAD

Wonersh



**Chantryes
& Pewleys**

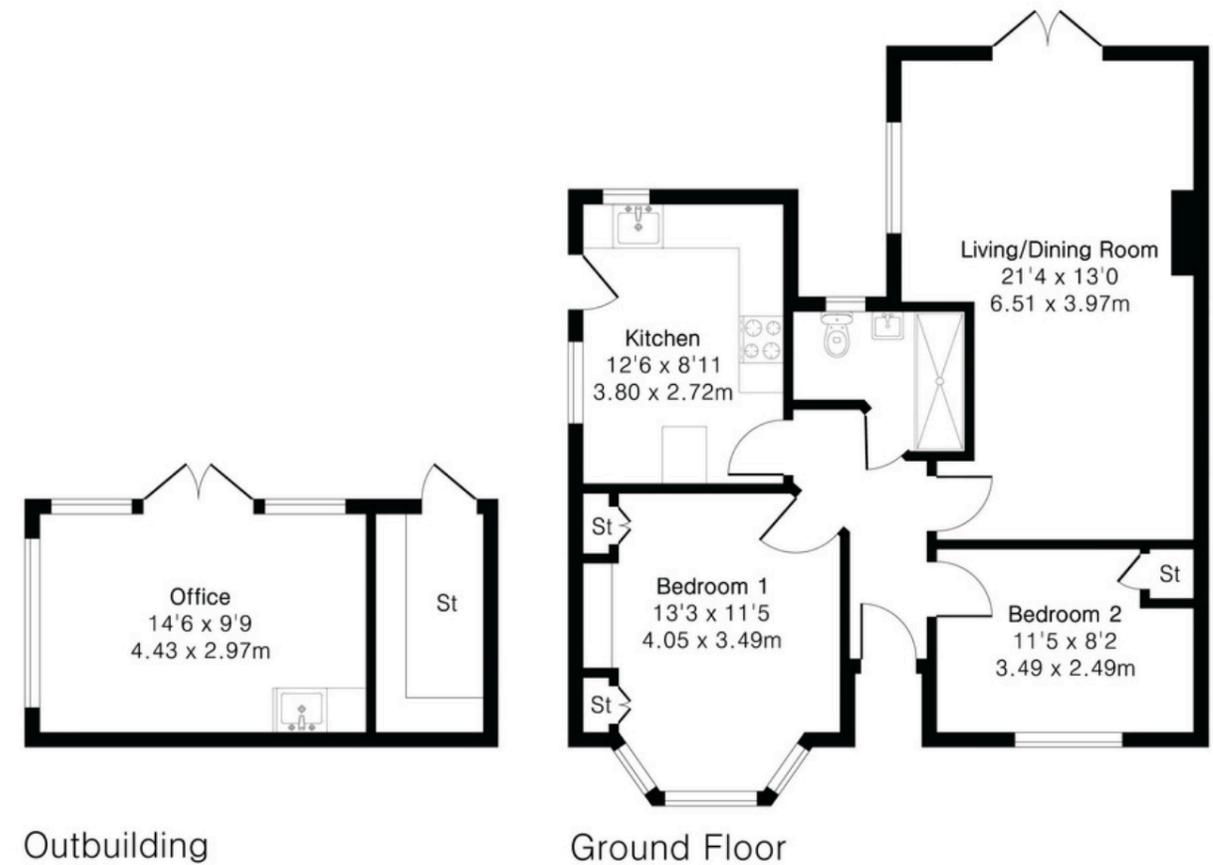
ESTATE AGENTS



Approximate Gross Internal Area 894 sq ft - 83 sq m

Ground Floor Area 702 sq ft – 65 sq m

Outbuilding Area 192 sq ft – 18 sq m



AT A GLANCE

Directly backing onto Wonersh cricket green with open countryside views

Sought-after village position within easy reach of local amenities

21ft rear living/dining room with doors opening to the garden

Modern re-fitted kitchen with side access

Two well-proportioned double bedrooms with fitted storage

Updated shower room with walk-in shower

Loft room providing additional space and future potential (STPP)

Approximately 90ft rear garden with direct access onto the cricket green

Large brick-paved terrace ideal for outdoor seating and entertaining

Detached, fully glazed home office finished to a high standard

Driveway parking for two/three vehicles

Tenure: Freehold. Council Tax Band: D. EPC: E

FROM THE AGENT

"What stands out immediately here is the setting. Backing directly onto the cricket green, the house has a sense of openness and outlook that you just don't expect at this level.

It's one of those positions that quietly does all the work – light, space, and a connection to the village that's hard to replicate".

Graham

Graham Brown
Associate



LIVING SPACE & KITCHEN

The main living and dining room sits to the rear, extending to over 21ft and naturally orientated towards the garden and the view beyond.

Doors open directly onto the terrace, allowing the outside space to become part of everyday living. The proportions comfortably accommodate both seating and dining, creating a room that feels both sociable and relaxed.

Alongside, the kitchen has been re-fitted in a clean, modern style, with good natural light and direct access to the side of the property.



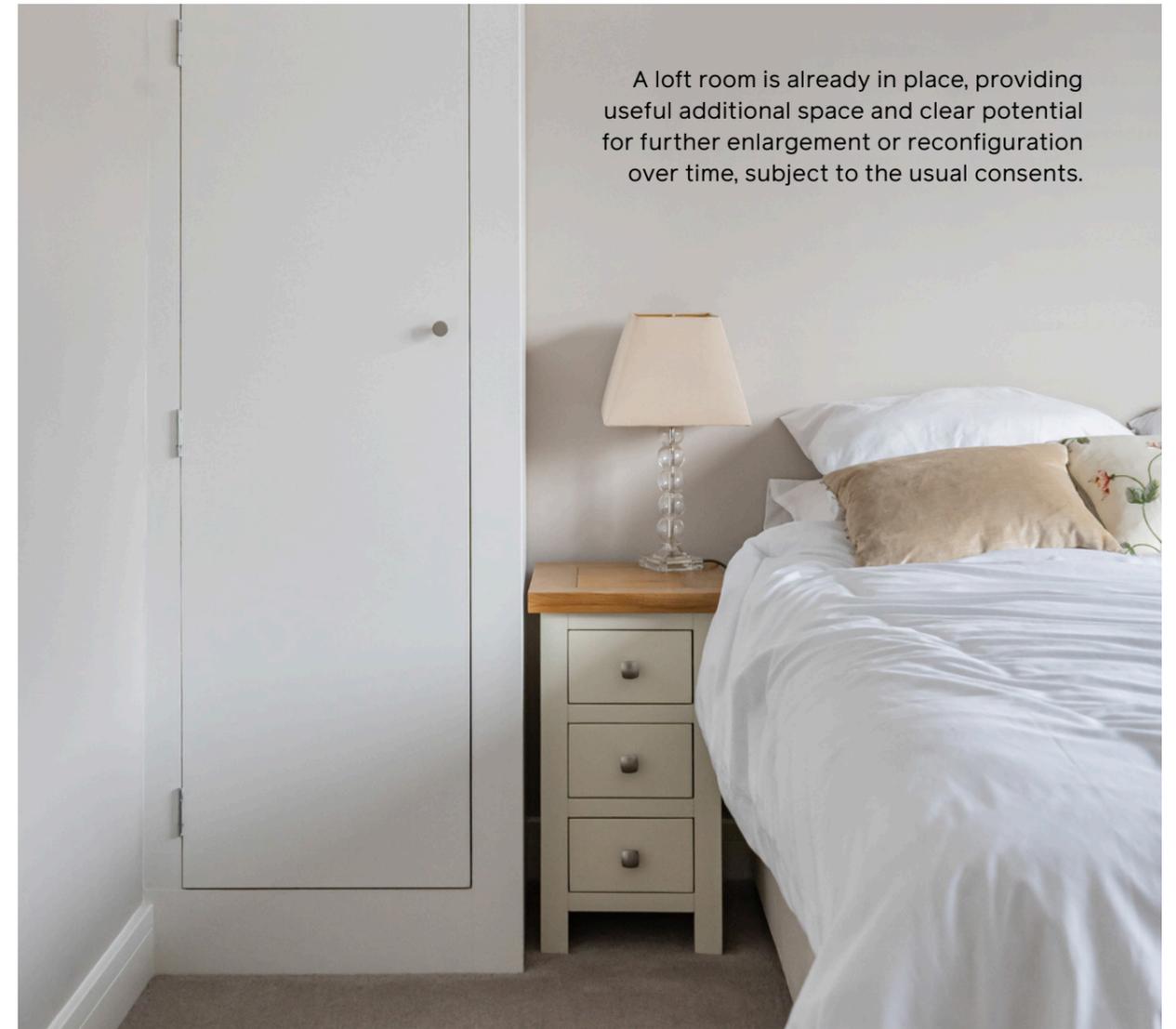
BEDROOMS, BATHROOMS & POTENTIAL



Both bedrooms are comfortable doubles, each with bespoke fitted wardrobes and built-in storage.

The principal bedroom sits to the front with a bay window, while the second bedroom overlooks the garden and cricket green.

The shower room has been updated in a simple, modern style with a walk-in shower.



GARDEN & HOME OFFICE



The rear garden is a standout feature, extending to approximately 90ft and designed around a large brick-paved terrace.

It opens directly onto the cricket green, with a gate providing access and uninterrupted views across the open space beyond.

Within the garden, a detached home office has been finished to a high standard, with full glazing and a layout suited to both work and day-to-day use.

To the front, there is driveway parking for two to three vehicles.



FANTASTIC POSITION

Positioned within the heart of Womersley, the property enjoys a particularly special setting, backing directly onto the village cricket green.

From both the house and garden, the outlook opens across the green and towards the surrounding countryside beyond, creating a rare sense of space and calm.

Despite this peaceful position, the village centre remains easily accessible, with a local shop, The Grantley Arms and the doctor's surgery all close by.





 **Chantries & Pewleys**

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