



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

£995,000

17, Phillips Hatch

Wonersh, GU5 0PX

In a convenient cul de sac location in popular Wonersh village and with lovely views at the front to Chinthurst Hill - A comprehensively remodelled, extended and upgraded detached home with a stunning 500 sq ft kitchen/dining/family room

PROPERTY SUMMARY

17 Phillips Hatch is a light and bright detached chalet style home with flexible and practical accommodation, now arranged over two floors. Recently extensively remodelled and updated from top to bottom, the accommodation is very interchangeable with two bedrooms and a bathroom on the first floor and two bedrooms and a second bathroom on the ground floor. These rooms could easily be used for different purposes if required. The heart of the accommodation is the excellent kitchen/dining/family room which extends to approximately 500 sq ft itself, and has bi-fold doors to an extensive entertaining terrace at the rear. There is also a useful utility room with a door to the garden. Outside a large gravelled driveway provides excellent parking areas and access to the garage. There is an area of front lawn and a tired rear garden with steps leading up from the large entertaining terrace. There are lovely views at the front to Chinthurst Hill.



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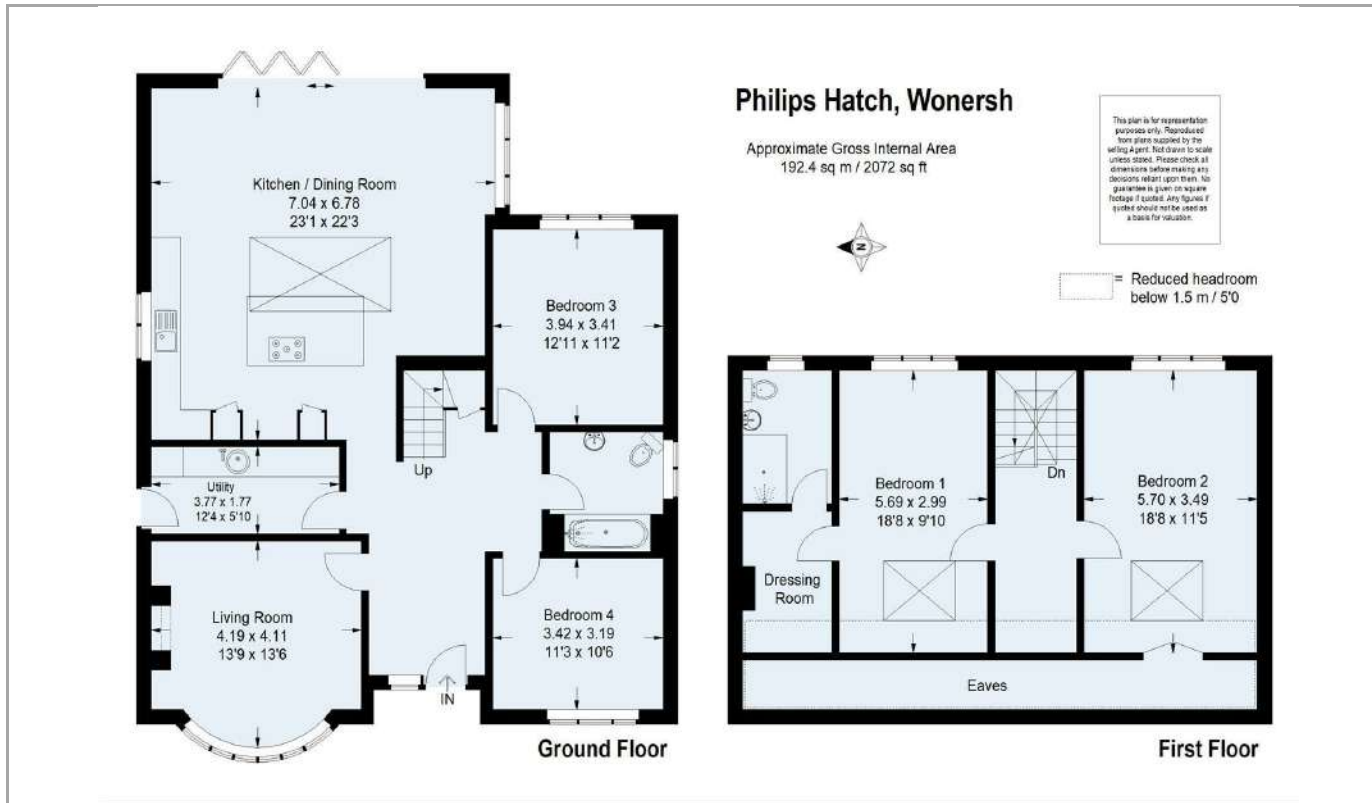
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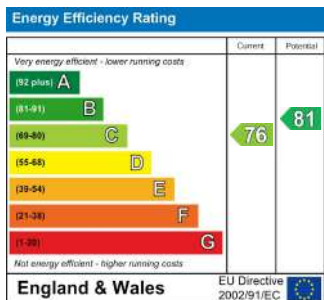






DIRECTIONS

From Guildford take the A281 Horsham Road to Shalford and turn left at the roundabout. Carry on out of Shalford towards Wonersh, passing the turning to Chilworth, and take the next turning on the left into Blackheath Lane. Take the second turning on the left into Phillips Hatch and bear around to the left, where 17 will be found on the right.



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Waverley

COUNCIL TAX BAND

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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