

8 LAWNSMEAD

Wonersh





AT A GLANCE

Sought-after Lawnsmead setting

Three-bedroom terraced cottage

Remodelled ground-floor accommodation

Open kitchen, dining and living space

Defined sitting and dining areas

Fitted kitchen with generous worktop space

Separate utility/rear lobby

Ground-floor bathroom

Long front garden

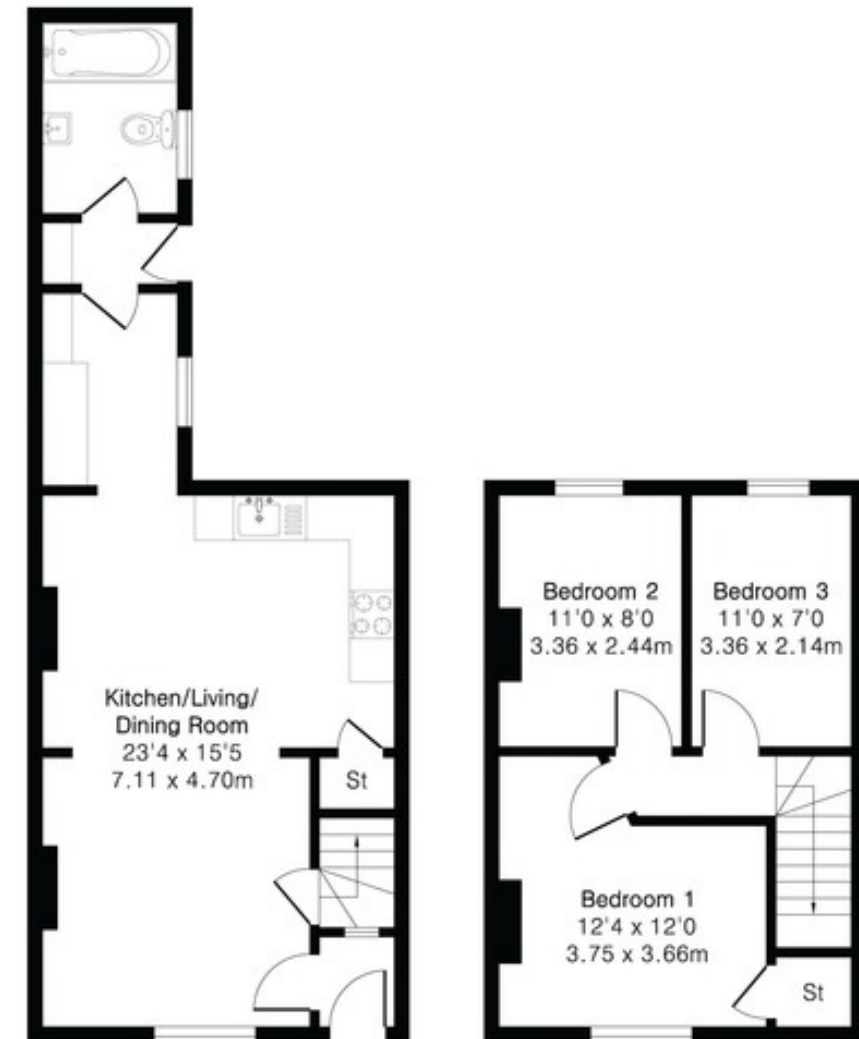
Enclosed rear courtyard

Tenure: Freehold. **Council Tax Band:** D. **EPC:** C

Approximate Gross Internal Area 842 sq ft - 78 sq m

Ground Floor Area 482 sq ft – 45 sq m

First Floor Area 360 sq ft – 33 sq m



Ground Floor

First Floor

FROM THE AGENT

"The ground floor is the defining part of this cottage. Rather than dividing the space into separate rooms, it has been opened up so the sitting, dining and kitchen areas connect naturally. The open fireplace gives the sitting area a strong focal point, while the dining table sits between this and the kitchen, so each part has its own purpose without feeling disconnected"

Toni

Toni Humphreys
Associate





KITCHEN & DINING

The main change to the cottage has been the remodelling of the ground floor. The kitchen, dining area and sitting room have been brought together to form one connected space running through much of the house. The kitchen sits at the rear. Fitted cabinetry runs around three sides, giving a useful amount of preparation and storage space while leaving the centre of the room open. A window above the sink brings light into the working part of the kitchen. The room opens naturally into the dining area. Its central position creates a clear link between kitchen and sitting room, so the table becomes part of everyday use rather than occupying a separate formal room.

Beyond the kitchen is a useful utility/rear lobby area, providing additional practical space away from the main room and direct access to the courtyard. The bathroom is also on the ground floor and is fitted with a bath & shower, wash basin and WC.





LIVING SPACE

The sitting area is positioned at the front, overlooking the long front garden. It is the quieter end of the space, arranged around the fireplace and with enough separation from the kitchen for the two areas to have distinct purposes. It is this arrangement that gives the remodelled ground floor its strength. Cooking, eating and sitting all happen within the same connected space, without losing the individual identity of each area.



FIRST FLOOR

All three bedrooms are arranged across the first floor. The two larger bedrooms sit to either side of the landing, with the third providing a smaller bedroom between them. The larger rooms comfortably accommodating double beds, while the third is currently arranged as a home working space, demonstrating the flexibility it can offer.



GARDEN & SETTING

Lawnsmead has long been a sought-after setting, and this three-bedroom cottage occupies a particularly appealing location on the front. That position gives the property one of its most distinctive features: a long front garden separating the cottage from the boundary. The approach is therefore an important part of the property, with established planting running alongside the path and a seating area immediately outside the house. There is further outside space at the rear, where an enclosed courtyard creates a more private and contained area.

The front garden deserves particular attention here. Its length creates a generous approach to the cottage, with established borders, gravelled areas and space immediately outside the house for seating. It gives the front of the property considerably more outside space than its terrace setting might initially suggest. At the rear is a separate enclosed courtyard. Gravelled for straightforward upkeep and enclosed by fencing, it provides another place for a table and chairs with access directly back into the house.





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