



Tankards, The Street, Wonersh, Guildford, Surrey, GU5 0PF



# Tankards

THE STREET, WONERSH, GUILDFORD, SURREY, GU5 0PF

Tankards is an exceptional detached, double gabled Grade II listed home of rare character, situated in the heart of Wonersh and offered for sale for the first time in over sixty years. Dating from the 17th century and subsequently extended to the rear, the property blends historic charm with exciting scope for modernisation and reconfiguration. Its distinctive stone and part tile-hung elevations are draped in mature wisteria, while crow-stepped gables and leaded light windows showcase its architectural heritage.

Inside, the house is rich in period detail, with exposed beams throughout the older sections and two magnificent inglenook fireplaces—one in the formal dining room and another forming the heart of the double-aspect living room, which also features a log burner and an additional fireplace at the opposite end.

The ground floor flows from a welcoming hallway with terracotta tiled flooring to a study ideal for home working, and a generous kitchen with wood units, tiled worktops, terracotta floor, breakfast peninsula, electric oven, gas hob with cooker hood, and space for a freestanding washing machine and tumble dryer, plus side access and a door into the dining room. The formal dining room is an atmospheric space, perfect for entertaining, while the living room spans the width of the property yet retains a cosy feel befitting a home of this character. A second hallway leads from the sitting room to side access on both sides of the property, a downstairs cloakroom, and a library/garden room with double doors opening onto the garden.

Upstairs, five well-proportioned double bedrooms are served by a three-piece family bathroom with bath, basin and WC, and a recently refitted shower room featuring a walk-in shower, vanity basin, WC and heated towel rail. There is also storage on the upstairs landing.

In addition to its existing accommodation, Tankards offers exciting potential for future enhancement. Planning drawings have been prepared for a proposed extension and alteration of the existing carport to create a stunning new kitchen space, providing buyers with a vision for modern living while retaining the property's historic character.

Surrounded by glorious countryside and within easy reach of the Surrey Hills Area of Outstanding Natural Beauty, Tankards offers a rare opportunity to acquire an historic home in an idyllic setting, with scope to create a bespoke residence for modern living.

- Offered with no onward chain and vacant possession upon completion
- First time on the market in over 60 years – A unique opportunity to acquire a property of historic significance
- 5 double bedrooms
- Scope for modernisation and reconfiguration –
- Outbuildings and Parking – Two carports, a useful store, larger outbuilding with repurposing potential, plus greenhouse and shed.
- Grade II listed 17th-century home with character features throughout
- Generous accommodation of over 3000 square feet
- Prime village location
- Beautiful mature gardens and grounds
- EPC Rating: E

## CG GUILDFORD

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**Local Authority:** Waverley Borough Council / Tax Band H

**Services:** All mains services are connected









## SITUATION


Wonersh is one of Surrey's most desirable villages, combining rural tranquillity with excellent connectivity. 'The Street', where Tankards is located, is the heart of the village and lined with period architecture. Wonersh offers a thriving community with a village store, post office, pharmacy, and the popular Grantley Arms pub, alongside a cricket green and local recreational facilities. Nearby Bramley provides further amenities including a butcher, bakery, and convenience stores, while the larger village of Cranleigh—often described as England's largest village—offers a wide range of shops, cafés, restaurants, and leisure facilities including a golf course and sports centre. Guildford lies just four miles away, with its historic cobbled High Street, excellent shopping, fine dining, and cultural attractions such as the Yvonne Arnaud Theatre. Guildford also provides fast rail links to London Waterloo and easy access to the A3, making this an ideal location for commuters seeking a countryside lifestyle.



## DIRECTIONS

From Guildford town centre, head south out of the town on Millbrook, joining the A281 Horsham Road. Follow the A281 for approximately two and a half miles. After the petrol station at the mini roundabout, turn left onto Station Road, signposted for Wonersh, and continue for about 0.8 miles into the village. Tankards is situated on the left-hand side of the road, near the centre of Wonersh. The total distance from Guildford is around four miles, with a driving time of approximately ten to twelve minutes.

**Tankards is a rarely available detached home, offering period character in charm in an enviable location.**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>76</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>49</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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Approximate Area = 2957 sq ft / 274.7 sq m (excludes carports)

Limited Use Area(s) = 73 sq ft / 6.7 sq m

Outbuildings = 410 sq ft / 38 sq m

Total = 3440 sq ft / 319.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Clarke Gammon. REF: 1383382

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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