



ROEBUCK LODGE

Wonersh, Guildford, Surrey



A SUBSTANTIAL HOME, COMMANDING AN ELEVATED AND QUIET POSITION

Summary of accommodation

Ground Floor: Living room | Open plan kitchen and dining room | Family room | Snug | Office
Utility room | Guest cloakroom

First Floor: Principal bedroom with dressing room and en suite bathroom | Three further bedrooms
Family bathroom | Shower room

Garden and Grounds: Detached double garage | Driveway parking for several cars | Rear terrace | Mature rear gardens

In all about 0.85 acres

Distances: Godalming 5 miles, Guildford 4 miles, Cranleigh 5 miles, Central London 35 miles
Godalming station 5 miles (from approximately 45 minutes to London Waterloo), Guildford station 4 miles (from 37 minutes to
London Waterloo), A3 (Guildford northbound) 4.5 miles, A3 (Guildford southbound) 4.5 miles, M25 (Junction 10) 15 miles
Heathrow Airport 28 miles, Gatwick Airport 23 miles
(All distances and times are approximate)

SITUATION

Roebuck Lodge is situated in the sought-after Surrey village of Wonersh, a charming and picturesque setting surrounded by beautiful countryside while remaining conveniently close to Guildford. The village enjoys a strong sense of community and offers a range of everyday amenities, including a village shop and post office, public house, churches, sports facilities and scenic walks across the surrounding common land and countryside. Wonersh is particularly well known for its attractive rural character, abundance of footpaths and bridleways, and easy access to the Surrey Hills Area of Outstanding Natural Beauty.

Guildford town centre lies approximately four miles away and offers an extensive range of shopping, leisure, and restaurant facilities, as well as a mainline railway station providing fast and frequent services to London Waterloo. The village is well connected by regular bus services to Guildford and the surrounding areas, making it an excellent location for those seeking a balance of countryside living and convenient access to larger centres.

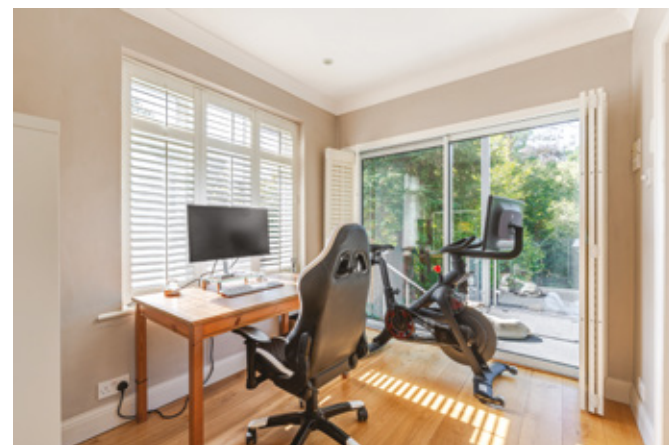
The area is also particularly well regarded for its selection of highly regarded schools, both state and independent, while the nearby road network provides access to the A3, connecting to London, the M25 and the south coast. Combined with its enviable village setting and excellent accessibility, Wonersh remains one of Surrey’s most desirable residential locations.



ROEBUCK LODGE

Roebuck Lodge is an attractive and substantially enhanced detached family home, originally constructed in the early 1960s, occupying a delightful plot of approximately 0.85 acres with direct river frontage. Over the years, the property has been thoughtfully extended and modernised to create spacious, well-balanced accommodation that takes full advantage of its beautiful setting. Large windows and carefully designed living spaces allow natural light to flood the interior, creating a bright and welcoming environment throughout.

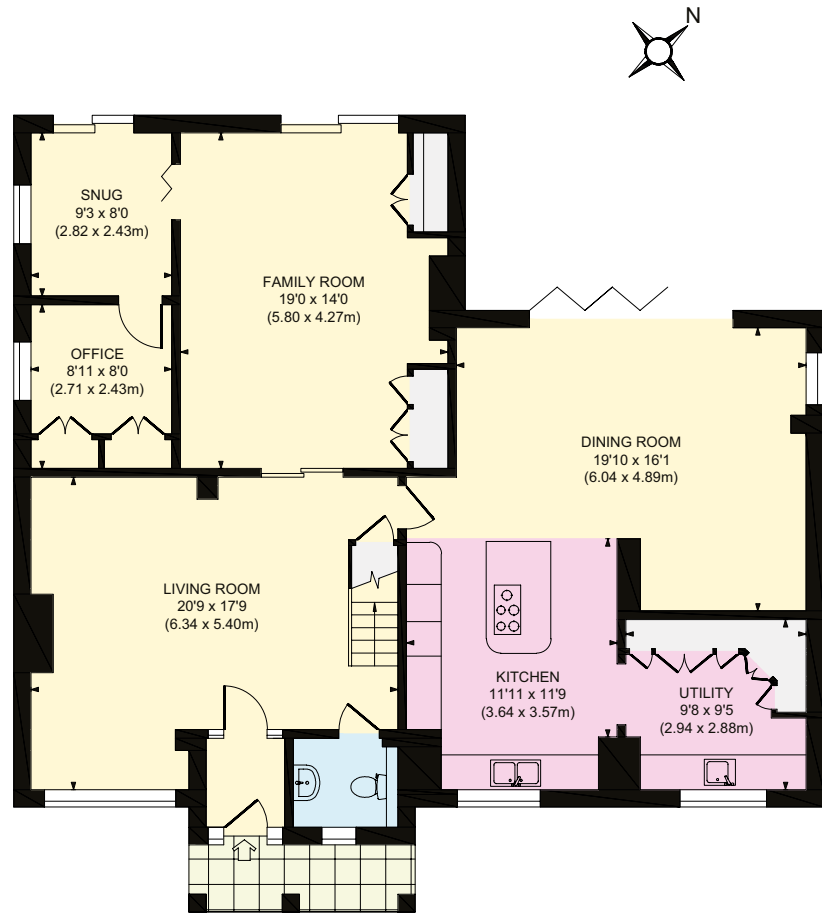
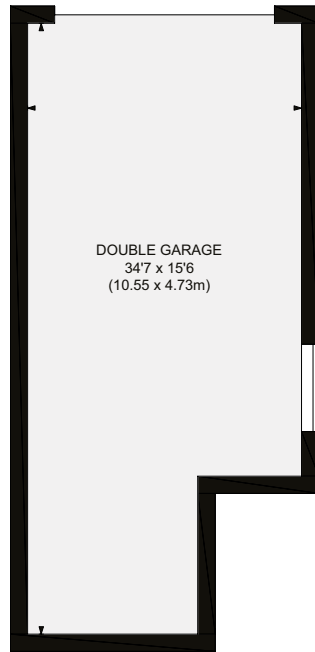
The first floor provides four generous double bedrooms and three bath/shower rooms, including an impressive principal suite featuring a Juliet balcony overlooking the gardens, a dressing room and a luxurious en suite bathroom. The ground floor offers a superb range of family and entertaining space, comprising four separate reception areas together with a striking open-plan kitchen, dining and family room. Bifold doors open onto an elevated balcony terrace, providing a seamless connection between the house and garden. A utility room and cloakroom complete the accommodation.



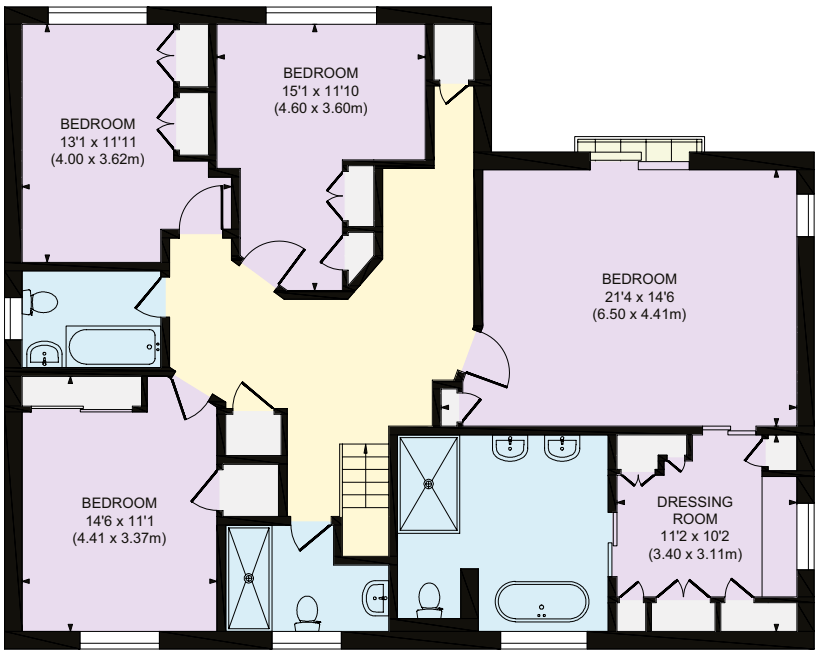




- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor

Approximate Gross Internal Area
Main House 2,776 sq. ft / 257.90 sq. m
Garage 484 sq. ft / 45.01 sq. m
Total 3,260 sq. ft / 302.91 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



GARDEN AND GROUNDS

Roebuck Lodge is approached via a sweeping gravel driveway providing extensive parking and access to the garage. Side gates lead through to the rear gardens, where raised glazed terraces and an expansive entertaining area enjoy wonderful views across the grounds.

The gardens form a particular feature of the property, gently descending towards the river and offering a wonderful sense of privacy and seclusion. The grounds are well stocked with mature trees and established planting, while a level lawned area towards the lower part of the garden offers excellent space for children to play.

Enjoying a sunny aspect and a beautiful wooded backdrop, the gardens create a tranquil and picturesque setting for both family life and entertaining. In all, the grounds extend to approximately 0.85 acres.



PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity, drainage and gas central heating.

Local Authority: Waverley Borough Council: 01483 523333

Energy Performance Certificate: Rating D

Council Tax Band: H

Tenure: Freehold

Directions

Postcode: GU5 0QS

What3Words: ///comet.hurt.grapes

Viewings: Viewing is strictly by appointment through Knight Frank.



I would be delighted
to tell you more.

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