

HAMSHERE COTTAGE

Wonersh



**Chantries
& Pewleys**

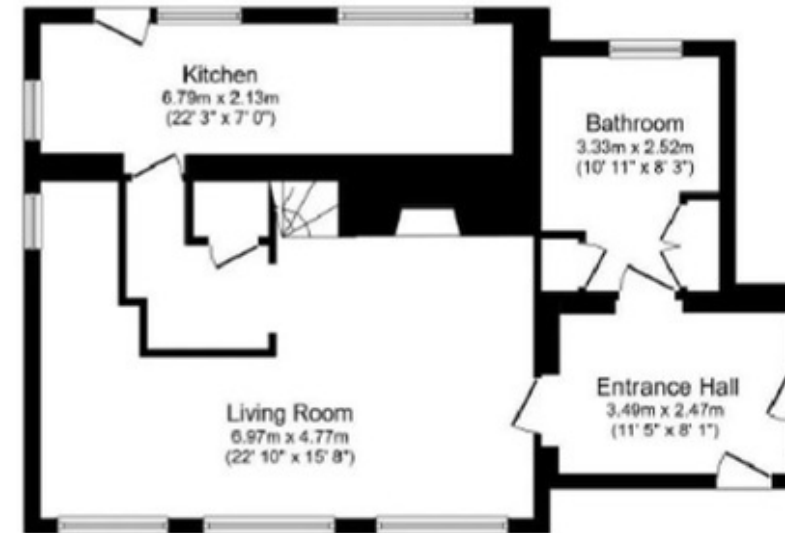
ESTATE AGENTS



AT A GLANCE

- No chain
- Detached cottage
- Historic village centre location
- Grade 2 listed
- 3 bedrooms
- Sitting room with Inglenook fireplace
- Modern kitchen breakfast room
- Private lawned garden

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



Ground Floor



First Floor

Total floor area 99.5 sq.m. (1,071 sq.ft.) approx

FROM THE AGENT

"Hamshire Cottage occupies a central position within The Street, one of Wonersh's most recognisable stretches of period homes. Known for its collection of traditional Surrey cottages and appearances in television productions, the setting has a distinct village character while remaining practical for everyday life."

Graham Brown
Sales Associate



PERIOD CHARM

On the ground floor the living room is the defining space within the house and reflects the cottage's period origins particularly well. Exposed beams, polished wood floors and a substantial inglenook fireplace create a room with clear character, while the proportions allow for both seating and a separate study area. The study area provides useful flexibility for home working or quieter day-to-day use.

To the rear, the kitchen has been updated in a more contemporary style and arranged as a kitchen / breakfast room, creating a practical contrast to the older parts of the house.

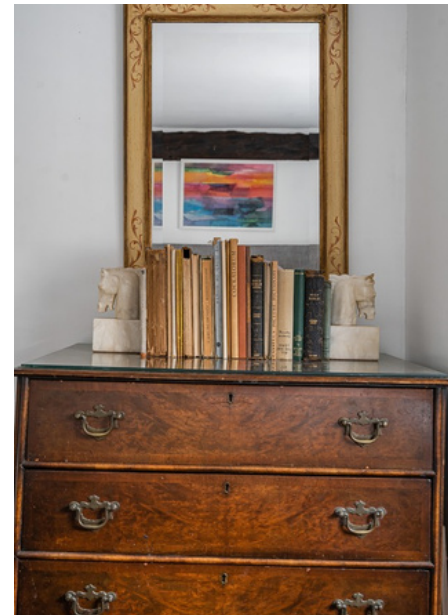


KITCHEN & DINING



BEDROOMS & BATHROOMS

The first floor provides three bedrooms and a separate wc, each retaining exposed beams that continue the character of the house upstairs.





From the front door, Blackheath Common and Chinthurst Hill are both within walking distance, with direct access into the surrounding Surrey Hills landscape. Wonersh itself offers a strong village community with a local store and post office, doctors' surgery, pharmacy, preschool, cricket club, two churches and the well-regarded Grantley Arms, a 15th-century inn.

The rear garden provides a good degree of privacy and is enclosed by mature shrubs and established planting that soften the outlook and create a more secluded setting behind the house.

The garden offers open lawned space alongside established borders, giving flexibility for everyday use while remaining in keeping with the cottage.





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01483 304344

shalford@chantriesandpewleys.com

Richmond House, 6 Station Row, Shalford, Surrey GU4 8BY