



**Willow Cottage, 83 Wood Street Green, Wood Street, Guildford,
Surrey, GU3 3DY**

Willow Cottage

83 WOOD STREET GREEN, WOOD STREET, GUILDFORD, SURREY, GU3 3DY

Willow Cottage is an attractive detached family home occupying a prominent position overlooking the green in the heart of Wood Street Village. Originally comprising two separate cottages, the property also served as the village Post Office. It has remained in the same ownership since 2005, during which time it has undergone a comprehensive programme of modernisation and refurbishment, creating a well-appointed family home whilst retaining much of its original character.

The accommodation extends to almost 2900 sq. ft, and is arranged over two floors. The interior has been thoughtfully updated, with particular attention given to the quality of the finishes, the balance of the accommodation and the relationship between the principal living spaces and the gardens.

The ground floor is approached through an entrance hall, with a staircase rising to the first floor. The principal reception room is a generously proportioned, dual-aspect sitting room, featuring a fireplace and French doors opening onto the garden. A separate family room provides a more informal sitting area, with a gas-fired stove and windows overlooking the front and side gardens. This room could equally serve as a formal dining room, offering flexibility according to individual requirements.

The kitchen/dining room forms the heart of the home and has been fitted with an extensive range of bespoke cabinetry, quartz work surfaces and integrated Miele appliances. A substantial central island incorporates a sink and breakfast bar, whilst the adjoining dining area provides ample space for everyday family life and entertaining, with French doors opening directly onto the paved terrace. A separate utility room and cloakroom complete the ground floor accommodation, with the utility providing access to both the adjoining garage and externally.

On the first floor are four well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and an en-suite shower room. The second bedroom also benefits from fitted storage and an en-suite shower room, whilst the remaining two bedrooms are both comfortable doubles with fitted wardrobes, served by a family bathroom. Several of the rooms enjoy pleasant outlooks over the established gardens and towards the village green.

Outside, the gardens provide an attractive setting for the house, with areas of lawn, established trees, mature hedging and well-stocked borders. A paved terrace adjoining the house offers space for outdoor dining and entertaining, whilst the gardens enjoy a good degree of enclosure and privacy. To the front, an extensive gravelled driveway provides ample parking, together with a garage incorporating mezzanine storage and an adjoining covered carport. The garage also offers potential for conversion to ancillary accommodation or a home office, subject to the necessary consents.

The property's position overlooking Wood Street Green is a particular feature, combining the character of a traditional Surrey village setting with the convenience of Guildford and the surrounding countryside within easy reach.

- Detached village home
- Four bedrooms and three bathrooms
- Comprehensively modernised and refurbished
- Kitchen/dining room with central island and integrated appliances
- Two reception rooms
- Established gardens with lawns, mature planting and paved terrace
- Extensive driveway parking, garage with mezzanine storage and adjoining carport
- EPC rating: D

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Local Authority: Guildford Borough Council / Tax Band: G

Services: All mains services are connected to this property









SITUATION

Wood Street Village is an established and sought-after Surrey village situated approximately three miles to the west of Guildford. The village is centred around its picturesque green, bordered by an attractive collection of period cottages and individual houses, and has retained much of its traditional character. The green has been at the heart of village life for generations and is particularly notable for its historic maypole, believed to be the only surviving traditional example in Surrey. May Day celebrations have been recorded here since the early nineteenth century, and the green continues to host the annual village show, with maypole dancing, horticultural displays and other community events.

The village retains a strong sense of community and offers a range of local amenities, including a village shop and Post Office, Wood Street Infant School and Nursery, St Alban's Church and the White Hart public house. The surrounding area is characterised by open countryside, woodland and common land, providing an extensive network of footpaths and bridleways for walking, cycling and riding. Guildford town centre is within easy reach and offers an extensive range of shopping, recreational and cultural facilities. Its historic cobbled High Street is home to a variety of independent shops, national retailers and restaurants, complemented by the Tunsgate Quarter and Friary shopping centres. Leisure and entertainment facilities include the Yvonne Arnaud Theatre, G Live, Guildford Spectrum and Surrey Sports Park, whilst the nearby Surrey Hills and North Downs provide further opportunities for outdoor recreation.

The area is particularly well served by a range of comprehensive and public schools. In addition to Wood Street Infant School and nearby Worplesdon Primary School, secondary education is available at Guildford County School, George Abbot School and other schools in the surrounding area. Public schools include the Royal Grammar School, Guildford High School, Tormead and St Catherine's School at Bramley.

For commuters, Guildford's mainline railway station provides frequent services to London Waterloo, with faster journeys taking approximately 35 minutes. The A3 offers convenient access to London, the south coast and the M25 motorway network, whilst Heathrow and Gatwick airports are also accessible. Wood Street Village therefore offers the opportunity to enjoy a traditional village setting, whilst remaining within easy reach of Guildford and its extensive amenities.



Wood Street Green, Wood Street Village, Guildford, GU3



Denotes restricted head height

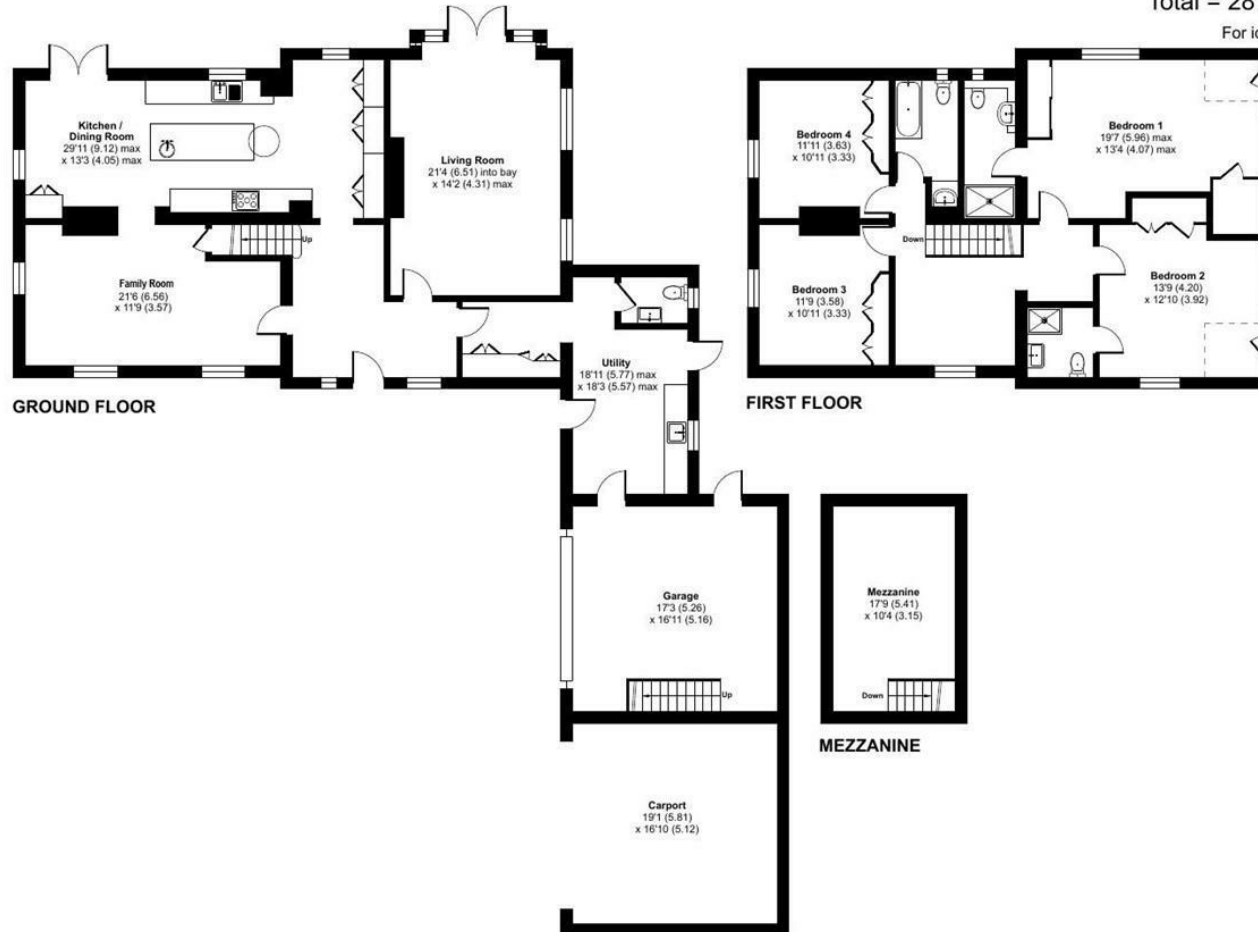
Approximate Area = 2542 sq ft / 236.1 sq m (excludes carport)

Limited Use Area(s) = 37 sq ft / 3.4 sq m

Garage = 298 sq ft / 27.6 sq m

Total = 2877 sq ft / 267.1 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). © ncthemcom 2026. Produced for Clarke Gammon. REF: 1537180

DIRECTIONS: what3words: ///ratio.finishing.valve

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	78
England & Wales		
EU Directive 2002/91/EC		

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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