



PROPERTY DETAILS

12 New Road, Wonersh, Surrey

- Detached family home in village setting
- Well presented, modern property
- 3 - 4 bedrooms
- Large enclosed garden
- Garage and driveway parking



4



2



GU5 0SE



Garage
& drive





12 New Road, Wonersh, Surrey GU5 0SE

Nestled in the heart of the charming village of Wonersh, a true gem within the Surrey Hills, this beautifully presented detached family home offers both space and an enviable location.

The property is approached via a generous gravel driveway providing off-road parking for two vehicles, alongside an integral garage and EV charging point. A covered, arched porch creates a welcoming entrance.

Inside, a bright and spacious hallway leads to all principal rooms. The well-appointed kitchen features a range of floor and wall units, space for appliances, and double-glazed doors that flood the room with natural light while offering delightful views over the enclosed rear garden. The living room also enjoys garden views and opens onto the patio, perfect for relaxing or entertaining.



The ground floor further benefits from two additional versatile reception rooms - one currently used as the fourth bedroom - as well as a large, modern shower room.

Upstairs, a charming mezzanine landing provides an ideal study area, leading to three well-proportioned bedrooms and a generous family bathroom complete with a classic roll-top bath.





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Outside, the level rear garden is mainly laid to lawn and enhanced by attractive fruit trees, creating a peaceful outdoor space. An outbuilding with power and lighting offers excellent potential as a home office or additional storage. Side access connects to the garage, and a tall gate leads back to the front driveway.



Location

Wonersh is a popular village approximately four miles south of Guildford. There are good local services and amenities including village stores and the popular Grantley Arms public house. The area is well served for schools and there are also good road connections from Wonersh, with the nearby A3 providing access to London, the M25 and the south coast, whilst rail links are available at Guildford or Godalming.

EPC

Band: D

Council tax

Waverley Borough Council

Band: E

2026/27: £3,020.17 per annum

www.waverley.gov.uk

Location

Postcode: GU5 0SE

What3Words: ///bars.armed.sank





Restrictions

- No smoking, vaping or similar is permitted within the property, nor any communal areas.
- Pets are not permitted without express permission of the landlord
- Only persons applying and named on a tenancy agreement may reside at the property.
- Other restrictions may apply. Full details available on request.

Security Deposit

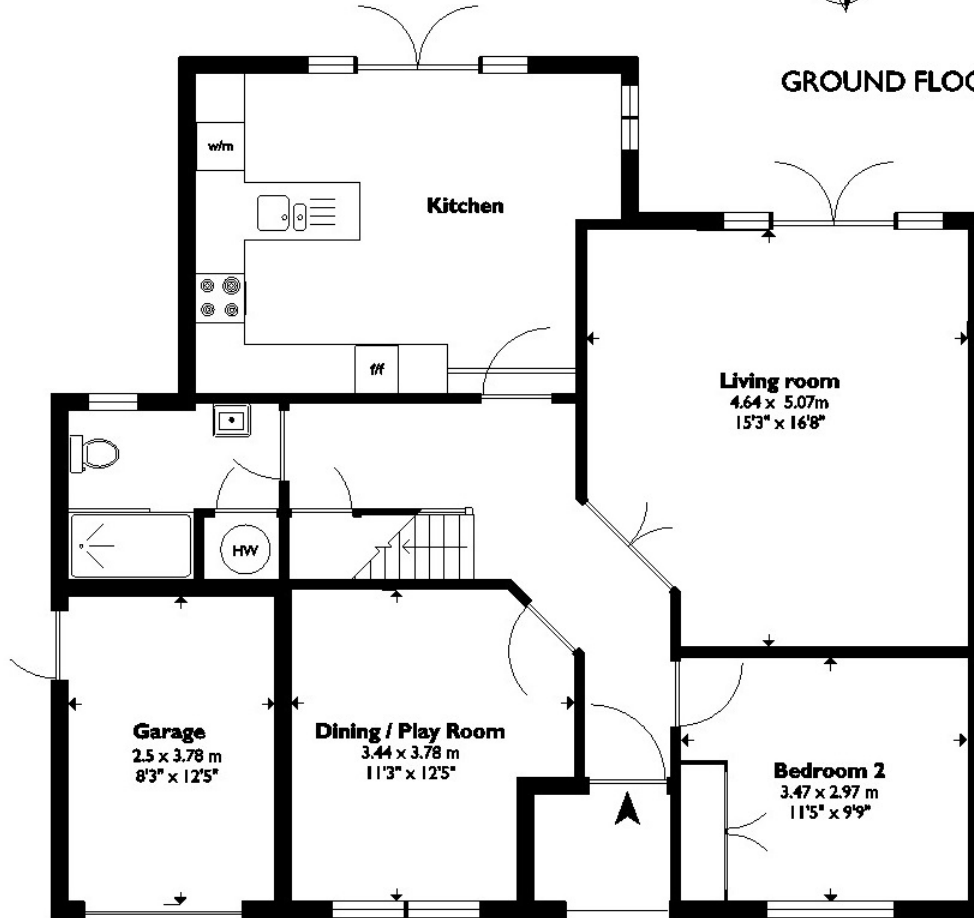
- A deposit equivalent to 5 weeks rental will be required subject to status.
- Deposit funds are held independently by a third party in line with current legislation. Visit www.depositprotection.com for more information.

Reservation

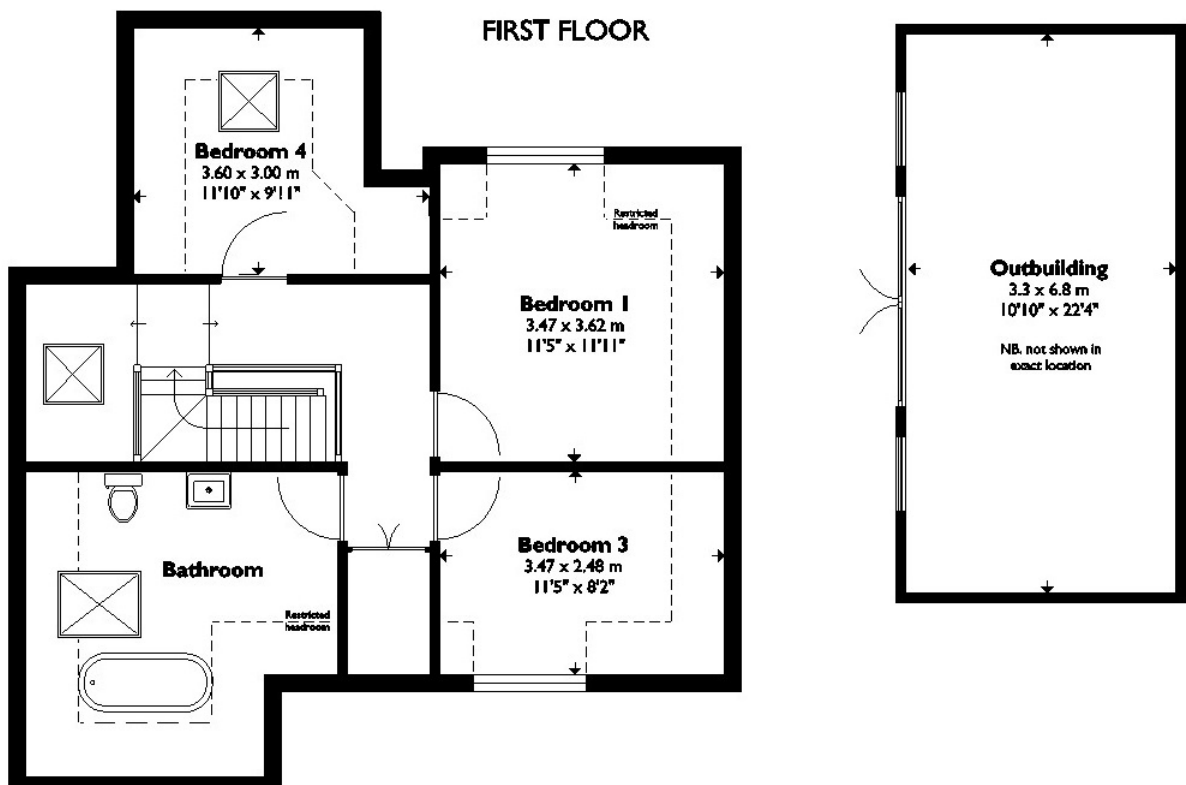
- In order to reserve the property we ask for a Goodwill Deposit of £450. Refundable prior to acceptance of formal offer of tenancy but is forfeit once the application process is underway. Subject to Contract.



GROUND FLOOR



FIRST FLOOR



This floorplan has been prepared for illustrative purposes only and should not be relied upon for exact dimensions.

Ground floor : 82.2 sqm (approx 885 sqft)
 First floor : 59.3 sqm (approx 638 sqft)
 Outbuilding : 22.4 sqm (approx 241 sqft)
 Garage : 9.45 sqm (approx 102 sqft)
TOTAL : 173.39 sqm (approx 1,866 sqft)