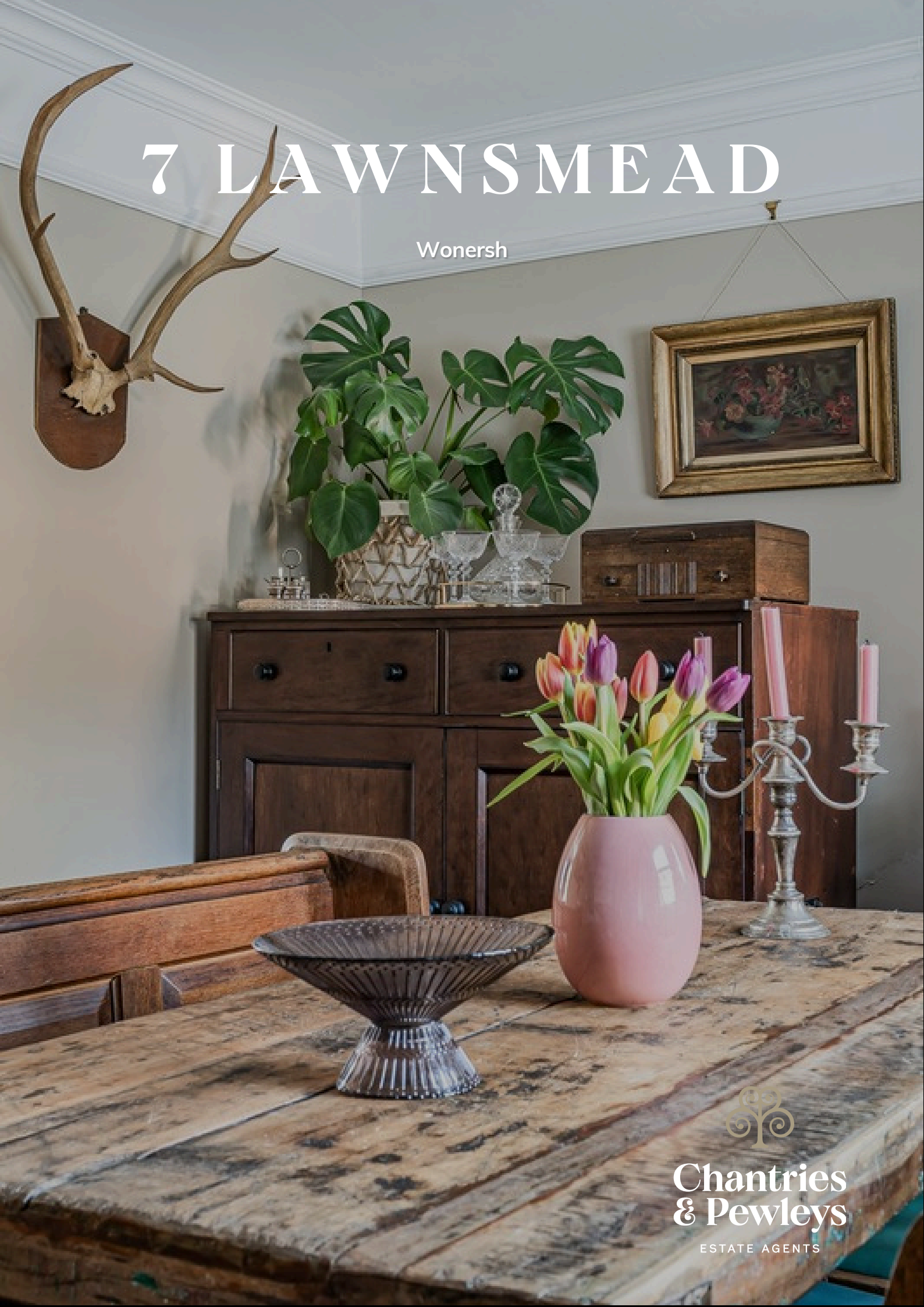


# 7 LAWNSMEAD

Wonersh



Chantries  
& Pewleys

ESTATE AGENTS



# AT A GLANCE

- 3 Bedrooms
- End of terrace
- Dining room with log burner
- Sitting room with fireplace
- Modern kitchen
- Garden studio/ office
- Private parking
- Attractive landscaped garden
- Village location

Tenure: Freehold. Council Tax Band: D. EPC: D



**Approximate Gross Internal Area 840 sq ft - 78 sq m  
(Excluding Outbuilding)**

Ground Floor Area 480 sq ft – 45 sq m  
First Floor Area 360 sq ft – 33 sq m  
Outbuilding Area 133 sq ft – 12 sq m



# FROM THE AGENT

"The house retains much of its original character, with a fireplace and a wood burner in each of reception rooms, while more recent updates have modernised the kitchen and bathroom. The separate studio is a real bonus and adds useful flexibility away from the main house"

Toni Humphreys  
Sales Associate



# CHARACTER FEATURES

This end-of-terrace cottage sits within easy reach of the village common, primary school, local shop and pub, giving it a setting that works particularly well for day-to-day village life. Guildford and Cranleigh are both easily accessible, while the surrounding Surrey Hills countryside is close by.

The house retains much of its original character, with fireplaces to both reception rooms helping define the spaces and giving the house a more settled feel. The separate layout works well, allowing the sitting room and dining room to function independently while still connecting naturally through the ground floor. The dining room sits alongside the kitchen and works well as an everyday space, while the sitting room offers a quieter area away from the main activity of the house.



# THE KITCHEN

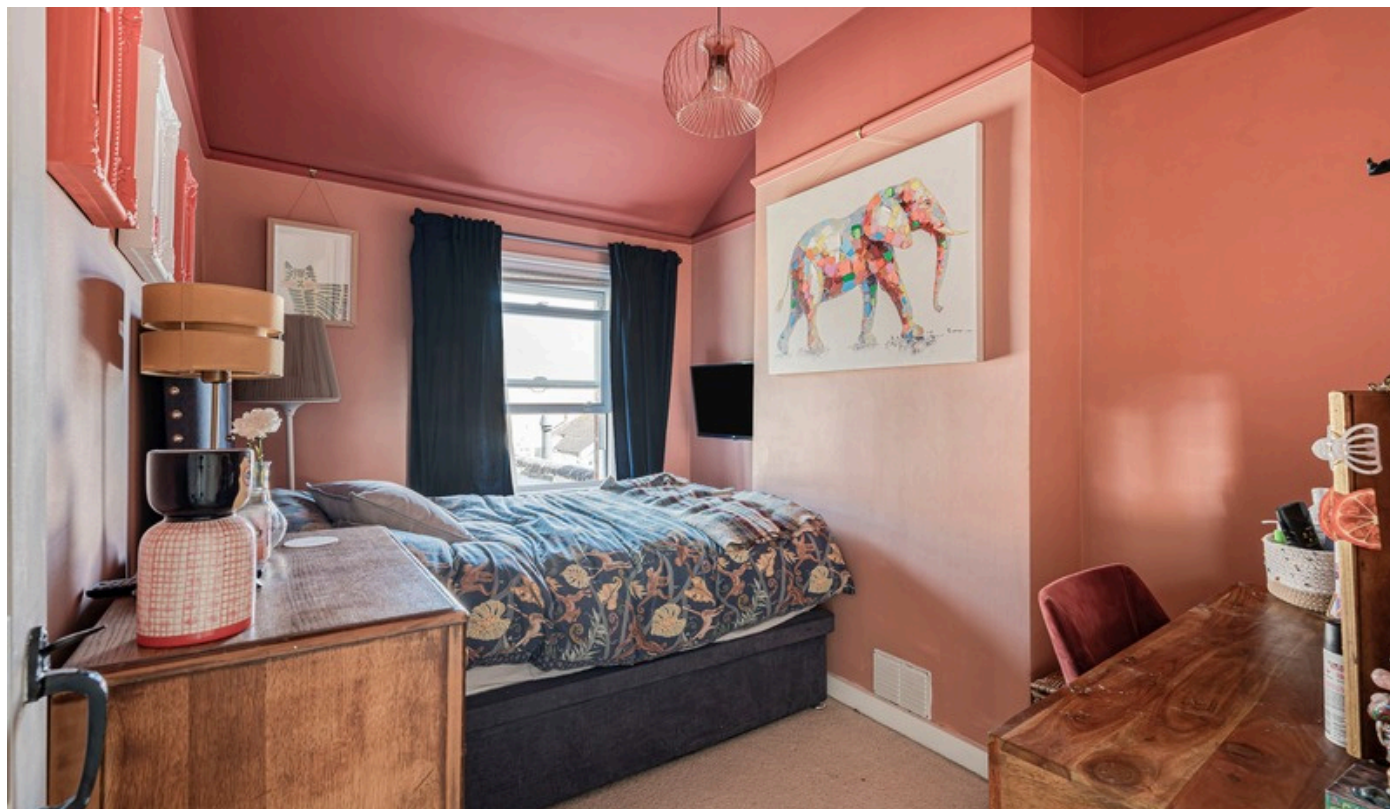
The kitchen has been updated more recently, introducing a cleaner and more practical finish while still sitting comfortably within the style of the cottage. Storage and worktop space have been carefully considered, with the layout making efficient use of the footprint.



# BEDROOMS & BATHROOMS

Upstairs, the house provides three bedrooms arranged across the first floor. The principal bedroom is positioned to the front of the house, while the remaining rooms offer flexibility for family life, guests or working from home where needed. A separate W.C. serves all three bedrooms.

The bathroom has also been modernised, bringing a more contemporary finish that balances well with the retained character elsewhere in the property.





To the front, the landscaped garden creates an attractive approach to the cottage and provides space to sit and enjoy the setting during warmer months.

A separate studio/home office adds an extra layer of flexibility, particularly for those working from home or needing space away from the main house.

Private parking is also included, which is particularly useful given the central village position.





 Chantries & Pewleys

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