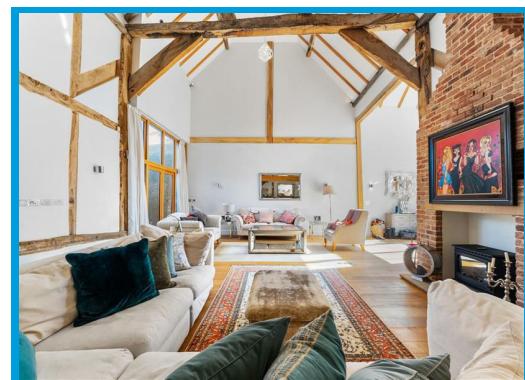




1 Great Tangley Barn, Great Tangley Wonersh, Wonersh Common GU5 0PT

£4,950 PCM

Located at the end of a quiet rural lane and positioned surrounded by fields and woodland, this stunning three/ four bedroom barn conversion offers stunning accommodation in a truly unique setting setting within easy reach of Guildford & Godalming.



# Description

Having been converted in recent years, this truly stunning barn conversion boasts beautiful accommodation nestled within the Surrey Hills area of Outstanding natural Beauty (AONB).

Upon approaching the barn, you are greeted by a vast glass entrance allowing natural light to flood the whole property.

The ground floor comprises accommodation comprising a stunning double height lounge featuring wood flooring, feature fireplace and vaulted ceilings with exposed oak beams. Also on the ground floor is a modern open plan kitchen with appliances, a utility room and a WC.

On the lower ground floor there are two double bedrooms that share a shower room.

There are stairs leading to a mezzanine living area that overlooks the ground floor and gives a stunning view of the original beams. There is also a double bedroom with a dressing area with two double wardrobes and an ensuite shower room.

There are also 2 undercover parking spaces and an enclosed private garden.

Guildford and Godalming town centre are within a short drive and Shalford mainline train station is just a short distance away.



TOTAL FLOOR AREA : 2049 sq.ft. (190.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
75	83

Very energy efficient - lower running costs

Very environmentally friendly - lower CO2 emissions

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
83	83

Very environmentally friendly - lower CO2 emissions

Not environmentally friendly - higher CO2 emissions

England & Wales EU Directive 2002/91/EC

