16 LAWNSMEAD

Wonersh





AT A GLANCE

Charming two-bedroom character cottage

Principal bedroom with en-suite shower room

Stunning downstairs bathroom

Shaker style kitchen

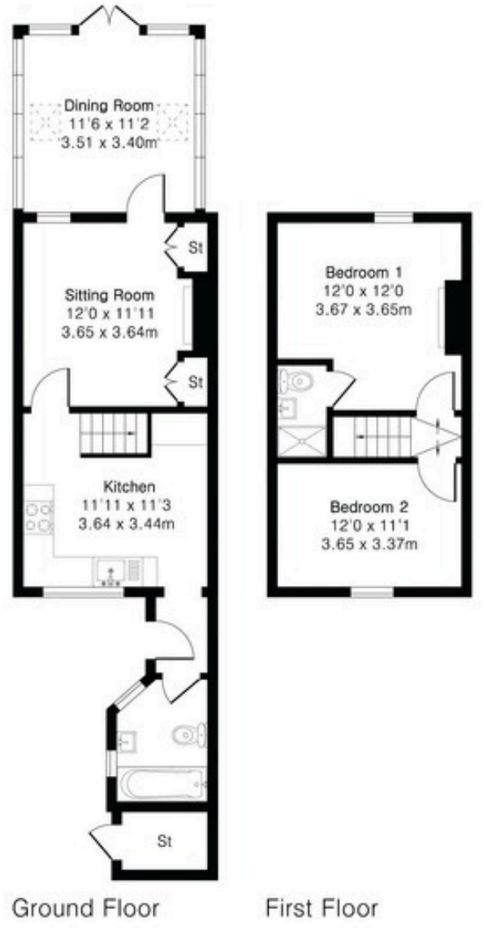
Two reception rooms

Private parking

Conveniently located close to village amenities

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

Approximate Gross Internal Area 791 sq ft - 73 sq m
Ground Floor Area 508 sq ft – 47 sq m
First Floor Area 283 sq ft – 26 sq m



FROM THE AGENT

A charming two double bedroom terraced cottage, enjoying an idyllic position in the heart of Wonersh, just a stone's throw from the Common, village primary school and local amenities. Ideally situated within a few miles of Guildford, the property is also surrounded by the beautiful Surrey countryside.

Toni

Toni Humphreys
Associate







ACCOMMODATION

Although modernised throughout, the current owners have taken great care to retain the cottage's character and period features. The interior is immaculately presented to a high standard, combining traditional charm with contemporary comforts.

The shaker-style kitchen is fitted with an attractive range of wall, base and full-height units, complemented by traditional wooden work surfaces. The sitting room features a beautiful cast-iron fireplace and two distinctive arched doorways, leading through to a conservatory where double doors open onto the private rear garden. Completing the ground floor is a well-appointed bathroom.

On the first floor are two double bedrooms, with the principal bedroom benefiting from an en-suite shower room.












RESERVED
DOG

GARDEN & SETTING

The cottage fronts a quiet no-through road, where private parking is conveniently situated alongside the front gate. To the rear, the garden is laid to lawn with a useful shed.

The extremely pretty village of Wonersh offers a range of amenities for everyday needs, including a post office, village shop, chemist and doctors' surgery. There is also a children's play area on the village green, a cricket club, two churches and the highly regarded gastro pub, The Grantley Arms.

The area is particularly well served by schools, including the popular Wonersh and Shamley Green Primary School, while the surrounding countryside provides wonderful opportunities for walking, riding and cycling.







Chantries & Pewleys

01483 304344
shalford@chantriesandpewleys.com
Richmond House, 6 Station Row, Shalford, Surrey GU4 8BY