



CHINTHURST LODGE

Wonersh Common, Guildford, Surrey



A BEAUTIFULLY PROPORTIONED PERIOD LODGE

Forming a substantial and elegant wing of an historic Georgian country house, set in approximately 0.3 acres, with direct access onto open common land, set midway between Shalford and Wonersh.

Summary of accommodation

Entrance hall leading to octagonal reception/dining hall | Drawing room | Study | Sitting room
Kitchen/breakfast room | Downstairs cloakroom

Main bedroom with dressing room | Four further bedrooms | Three bath/shower rooms (one en suite) | Roof terrace

Detached heritage outbuilding with carport with EV charger | Boot room/home office and bike store

Attractive gardens with gate onto Wonersh Common

In all about 0.3 acres

Distances: Train stations: Guildford mainline station 3.1 miles (from 32 minutes to London Waterloo), Shalford station 1.2 miles

Roads: A3 Compton 4.6 miles, M25 (Wisley Junction 10) 13.9 miles

Airports: London Heathrow (T5) 27 miles, London Gatwick 40 miles (via M25)

(All distances and times are approximate)

SITUATION

Wonersh is one of Surrey's most attractive and historic villages, situated approximately 3.5 miles south-east of Guildford within the Surrey Hills Area of Outstanding Natural Beauty.

This thriving and highly sought after village offers a parish church, shop, post office, excellent public house and medical surgery, with further amenities available in nearby Cranleigh and Guildford.

There are a number of superb schools within easy reach including St. Catherine's in Bramley, St. Hilary's and Charterhouse in Godalming and the Royal Grammar School, Guildford High School and Tormead in Guildford.

Guildford Station (London Waterloo from 38 minutes) is just over 3 miles and there is access onto the A3 at Compton in about 4.6 miles.

Guildford provides a comprehensive range of shopping, restaurants and cultural facilities. Road communications are excellent, with the A3 providing access to the M25, Heathrow and Gatwick airports and the south coast.

CHINTHURST LODGE

1 Chinthurst Lodge is a most attractive and characterful period home, believed to date from circa 1750 and formerly a hunting lodge to a nearby manor house. The house was subsequently altered by a Victorian owner returning from Burma who extended the property considerably including the addition of some wonderful features.

Forming the principal wing of a historic lodge, the property has been carefully restored and improved to create a refined yet practical family house, rich in architectural interest and enjoying a delightful semi-rural position on the edge of Wonersh Common.



The house enjoys a rare combination of privacy, generous accommodation and direct access to open countryside, while remaining conveniently located for Guildford and excellent transport connections.

The accommodation extends to approximately 2,843 sq ft, arranged over three floors and centred around an impressive octagonal entrance hall with parquet flooring, from which all principal ground floor rooms are accessed.

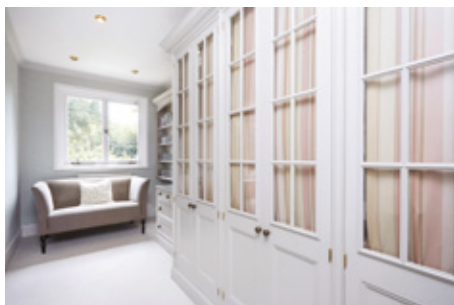
The kitchen/dining room is bespoke and features fine cabinetry, a Belfast sink and a two-oven AGA. A deep bay window with fitted window seats creates a natural focal point and an ideal setting for informal dining.

The elegant drawing room enjoys generous proportions and is enhanced by a bay window, original corner cabinetry and an open fireplace. Double doors open directly onto the garden, providing excellent flow for entertaining. A further sitting room offers more informal living space, while a study, with original tiled flooring and fitted shelving, provides a perfect home office or library.

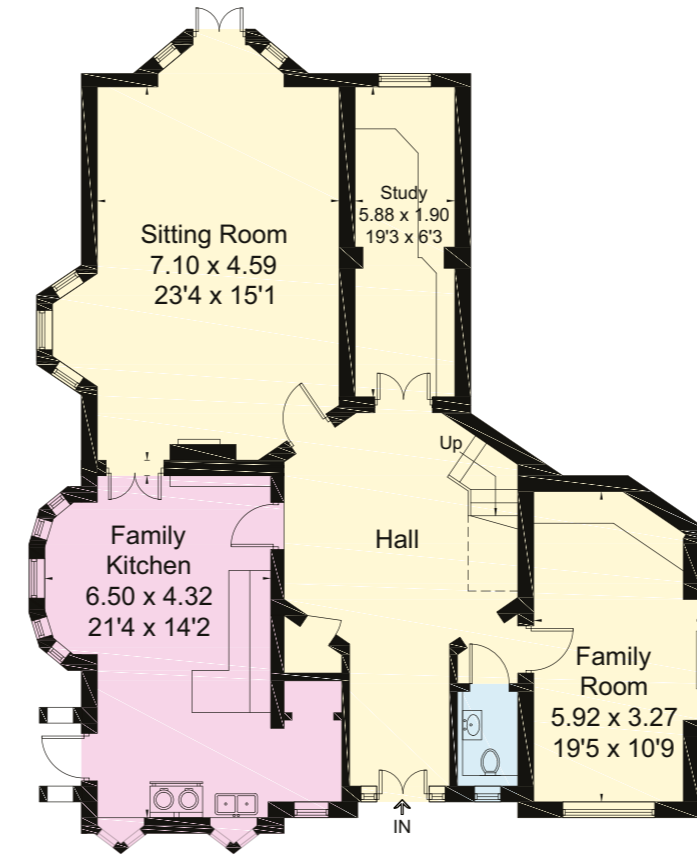


On the upper floors are five bedrooms, including a fine principal bedroom with an adjoining Smallbone fitted dressing room, together with three beautifully appointed bathrooms including a Smallbone fitted main bathroom. The upper levels enjoy excellent natural light and far-reaching views across the surrounding countryside towards Chinthurst Hill, with a roof terrace providing a particularly attractive outlook.

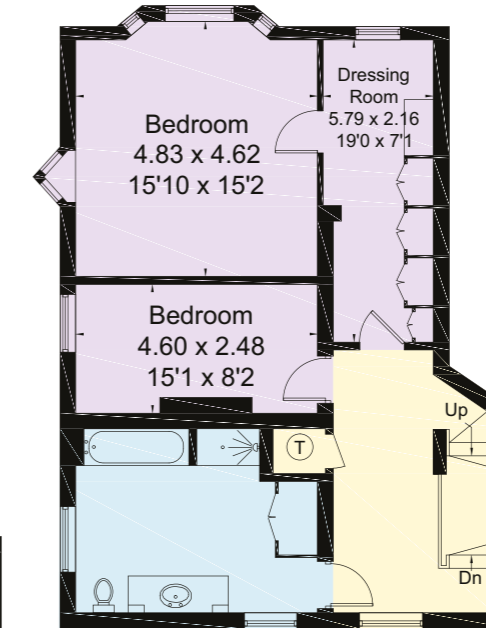
The interior throughout is beautifully well presented, combining period detail with modern comfort, and a light, welcoming atmosphere.



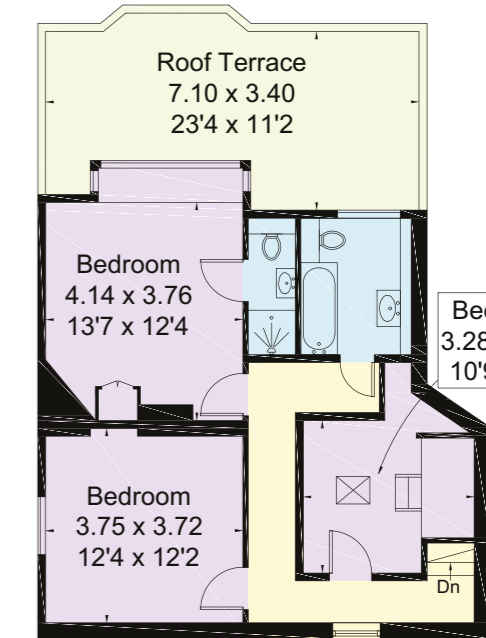
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



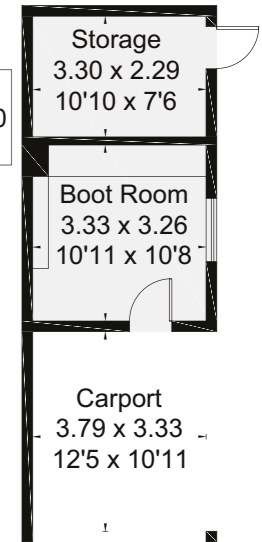
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

Outbuilding

Approximate Gross Internal Area = 2,843 sq ft / 264.1 sq m
 Outbuilding: 205 sq ft / 19.1 sq m (Excluding Car Port)
 Total: 3,048 sq ft / 283.2 m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

A five-bar gate opens to a shingle private parking area beside the house with space for several cars and a barn style carport.

A gate leads through to the south-facing garden at the rear with a stone terrace overlooking a large L-shaped expanse of level lawn surrounded by mature shrub and herbaceous borders, along with mature specimen trees including acacia, lime and horse chestnut. The gardens and grounds total in all about 0.3 acres, the boundaries are fenced and there is a pedestrian gateway providing direct access onto Wonersh Common which in turn connects with a footpath to the village.

PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity, drainage, and gas central heating.

Local Authority: Waverley Borough Council: 01483 523333

Energy Performance Certificate: Rating E

Council Tax Band: G

Tenure: Freehold

Directions

Postcode: GU5 0PR

What3words: ///pushed.given.train

Viewings: Viewing is strictly by appointment through Knight Frank.



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