

BRACADALE

Wonersh



**Chantries
& Pewleys**

ESTATE AGENTS



AT A GLANCE

- Three bedroom semi-detached house
- Offered with vacant possession
- Opportunity to improve and extend (STPP)
- Two separate reception rooms
- Kitchen / breakfast room
- Family bathroom
- Established front and rear gardens
- Garage and useful outbuildings
- Off-road parking
- Located in the village of Wonersh in the Surrey Hills

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



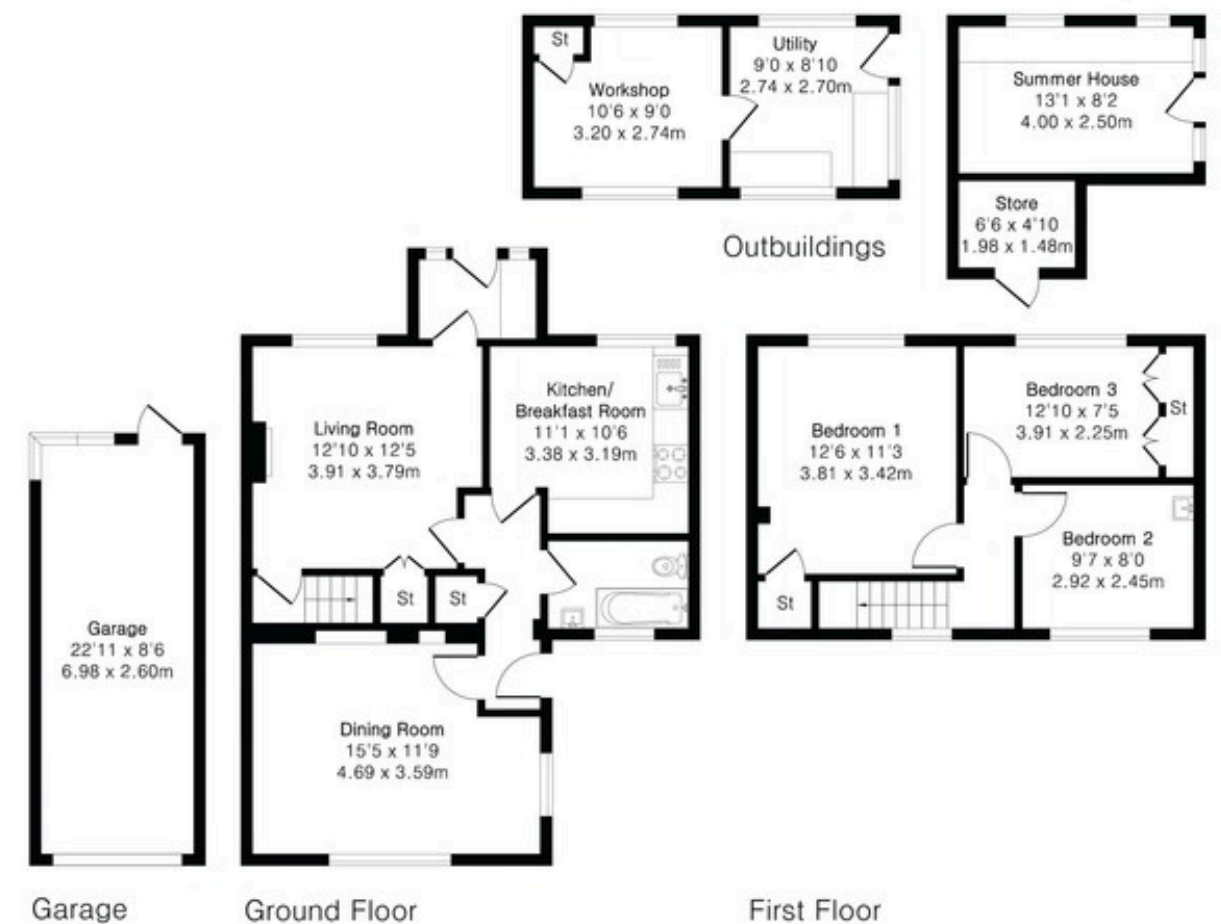
Approximate Gross Internal Area 1003 sq ft - 94 sq m (Excluding Garage & Outbuildings)

Ground Floor Area 619 sq ft – 58 sq m

First Floor Area 384 sq ft – 36 sq m

Garage Area 195 sq ft – 18 sq m

Outbuildings Area 320 sq ft – 30 sq m



The ground floor is arranged in a more traditional format with two reception rooms offering clear separation of uses. To the front, the sitting room is centred around a fireplace and enjoys a broad window bringing in natural light across the room. It works well as a quieter everyday space with enough room for seating without feeling overfilled. Alongside this, the dining room is one of the strongest spaces in the house. Dual aspects and direct access towards the garden create a lighter, more connected room that could continue as a formal dining space or evolve into a more open day-to-day family room depending on future plans. The family bathroom completes the ground-floor accommodation. The arrangement gives flexibility without requiring immediate change.

The kitchen sits separately to the reception spaces and includes room for informal dining alongside the fitted cabinetry. Its position towards the rear naturally lends itself to future redesign should a buyer wish to open and reconnect spaces over time, subject to the usual permissions. As it stands, it remains practical and functional with direct relationship to the garden and adjoining accommodation.

Upstairs, there are three bedrooms arranged around a central landing. The principal bedroom sits to the rear and enjoys the most generous proportions along with garden outlooks. Bedrooms two and three provide comfortable additional accommodation with flexibility for guests, family or workspace if required. The outside space is an important part of the overall offering.

The front garden creates a soft approach to the house with off-road parking and access to the garage. To the rear, the garden extends well beyond the immediate terrace area and has matured over time with established planting, lawned sections, pathways and a more enclosed feel around the boundaries. The scale allows room to enjoy immediately while also leaving space for future landscaping or extension ambitions. In addition, there are useful outbuildings including workshop and storage space which offer practical flexibility for use as a home office, hobbies, storage, or project use.



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