

18 PHILLIPS HATCH

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BLOOMSBURY



Chantries
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ESTATE AGENTS



AT A GLANCE

Elevated position with views towards Chinthurst Hill

Quiet cul-de-sac backing onto open countryside

Extended open-plan kitchen, dining and family room

Four bedrooms arranged over two floors

Living room

Contemporary family bathroom and first floor shower room with underfloor heating

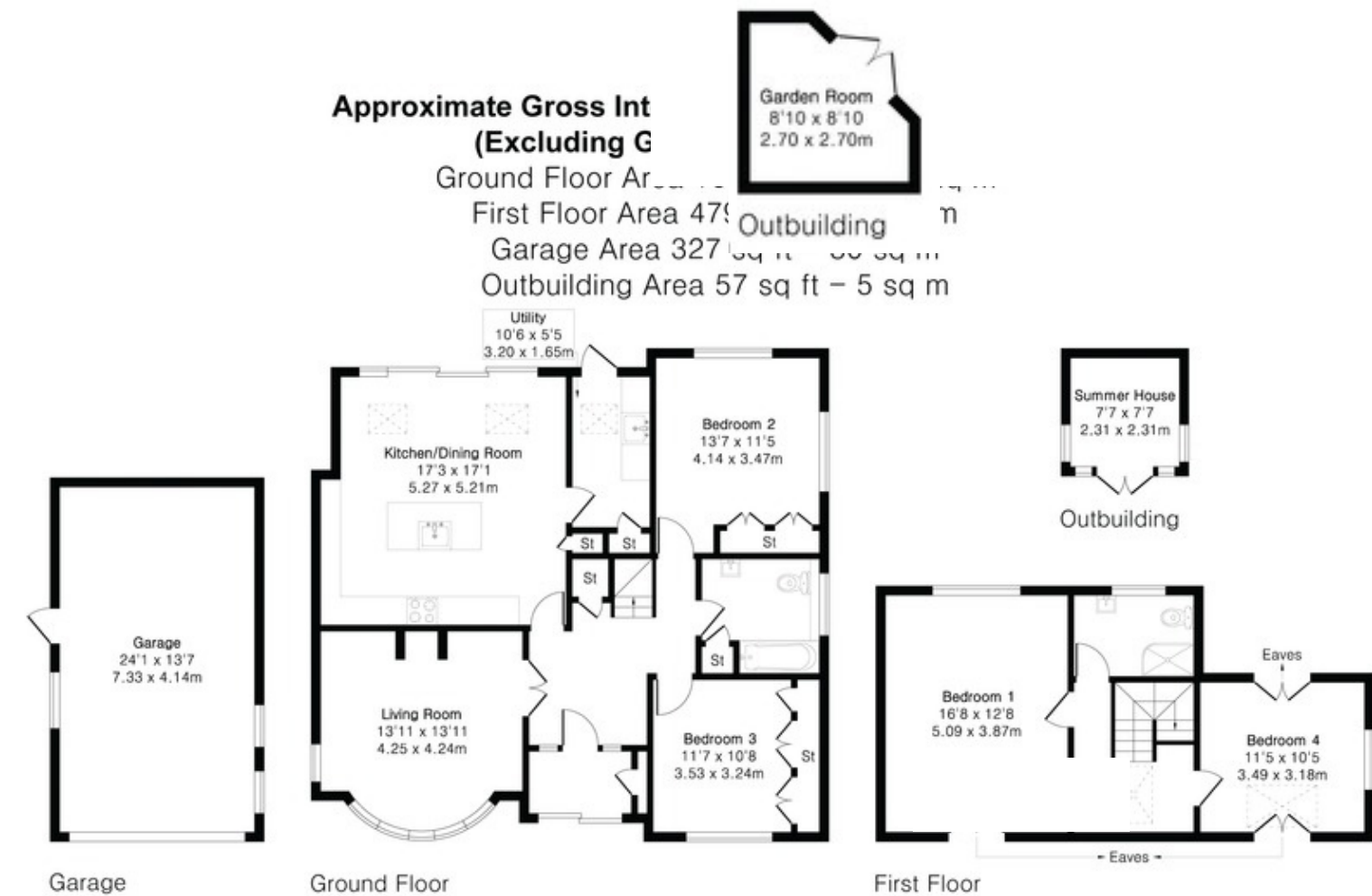
Landscaped rear garden with extensive stone terrace

Detached garden studio/summer house

Detached garage and driveway parking

Approximately 1,554 sq ft of accommodation (excluding garage and outbuilding)

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





FROM THE AGENT



"Few settings offer this combination of privacy and outlook. Positioned in an elevated spot at the end of a quiet cul-de-sac, the house enjoys uninterrupted views across neighbouring rooftops to the wooded slopes of Chinthurst Hill, while the mature rear garden creates a natural connection with the surrounding countryside.

Inside, the extension has transformed the way the house is lived in. The open-plan kitchen, dining and family room has become the focal point, bringing together generous workspace, informal seating and dining beneath rooflights, with wide sliding doors extending the space onto the terrace. The original living room remains a comfortable retreat with its bay window and open outlook, giving the house the flexibility to enjoy both open and separate living.

The accommodation is equally adaptable, with four bedrooms arranged over two floors, complemented by modern bath and shower rooms. Outside, the garden unfolds across a series of terraces and mature planting before leading to a detached summer house tucked into a peaceful corner, creating a useful space to work, relax or pursue hobbies."

Andrew

Andrew Blagden,
Associate





KITCHEN & DINING



The kitchen/dining and family space is the centre of the home and where day-to-day life naturally revolves.

The extension has created a generous open-plan kitchen with a large central island, extensive fitted cabinetry and integrated appliances. Rooflights bring additional natural light into the room, while clearly defined kitchen, dining and seating areas allow the space to work equally well for everyday routines and larger gatherings. Wide sliding doors open directly onto the stone terrace, creating a seamless connection between inside and out during the warmer months.

A separate utility room sits alongside the kitchen, providing practical storage and keeping the main living space free from everyday clutter.



RECEPTION SPACES

The original living room provides a quieter place to relax away from the open-plan space. A broad bay window frames the outlook to the front, while a contemporary wood-burner effect gas stove creates a natural focal point. Its position allows the house to offer both sociable open-plan living and a more peaceful room when needed.



BEDROOMS & BATHROOMS

The accommodation is arranged across two floors. The ground floor provides two double bedrooms with excellent storage alongside the family bathroom, offering flexibility for guests, multi-generational living or those looking to reduce the need for stairs. Upstairs, the principal bedroom occupies a generous loft conversion, creating a private retreat with eaves storage, elevated views across the surrounding countryside and a contemporary shower room nearby. A fourth bedroom completes the first-floor accommodation and would also work well as a nursery or home office.







GARDEN & SETTING

Tucked away towards the end of a quiet cul-de-sac, this detached home occupies an elevated position with open views stretching towards Chinthurst Hill. The rear boundary meets mature woodland, giving the garden an established backdrop and reinforcing the sense of privacy, while nearby footpaths provide direct access into the surrounding countryside.

The rear garden has been designed to make the most of its setting. Immediately outside the house, a broad Indian sandstone terrace provides plenty of space for outdoor dining and seating before steps lead through mature planting to a larger lawn bordered by established shrubs and trees. At the far end of the garden, a detached summer house provides useful additional space, whether for working from home, hobbies or simply enjoying the outlook back towards the house.

To the front, the property is approached via a driveway leading to a detached garage, with landscaped planting softening the elevated frontage.





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