



6 Lawnsmead, Wonersh, Guildford, Surrey, GU5 0PQ



**6 LAWNSMEAD, WONERSH,  
GUILDFORD, SURREY, GU5 0PQ**

CHARACTER COTTAGE  
TWO RECEPTION ROOMS  
DOWNSTAIRS BATHROOM  
COURTYARD GARDEN  
CENTRAL VILLAGE LOCATION

END-OF-TERRACE HOME  
THREE BEDROOMS  
GARAGE AND PARKING  
FRONT LAWNED GARDEN  
EPC: G



**Superb opportunity to purchase a turn of the century cottage requiring extensive modernisation and improvement throughout; located in a sought-after location in the heart of Wonersh village next to the picturesque cricket green.**

**THE PROPERTY**

Situated in the heart of Wonersh village is this end-of-terrace Victorian cottage requiring complete refurbishment throughout but offers the next owner an excellent opportunity to put their own stamp on the home. This property is located a stone's throw from the local amenities in the village centre including the village shop, The Grantley Arms gastropub and adjacent to the delightful cricket green.

Accommodation comprises: entrance lobby; living room with tiled fireplace and gas fire; dining room with tiled fireplace and built-in cupboards with cloak/storage cupboard; kitchen with door to rear courtyard garden; bathroom with bath, w.c and pedestal basin. Upstairs are three bedrooms; a double and two single rooms.



## THE GROUNDS

There is a small walled courtyard garden to the rear with fenced perimeter and a shared access pathway leads the front of the property. The south-westerly facing front garden predominately laid to lawn extends to approximately 40ft of lawn; requiring a degree of attention and landscaping but providing a pleasant outlook towards the village. In addition, there is a further area of land annexed from the house where there is the benefit of a detached garage and adjoining parking space with small piece of overgrown ground that could accommodate additional parking, if required.

## SITUATION

Wonerh is a pretty Surrey village, located south of Guildford and within the Surrey Hills Area of Outstanding Natural Beauty (AONB), offering miles of walking, cycling and riding country. Amenities include: a village shop and post office which is owned by a village co-operative, The Grantley Arms gastropub, doctor's surgery, pharmacy, village club and picturesque cricket green. Guildford town centre is close by with its comprehensive range of shopping, social, recreational and educational facilities. Both Godalming town centre and Cranleigh village are also close by. The nearest railway station is close by in Shalford, which runs between Guildford and Dorking on the Reading to Gatwick Airport line. The A3 & A31 provide access to the South Coast and the M25 to central London & International airports. There is an excellent number of both state and private schools in the locality, serving all age groups.

GUILDFORD | 3.2 miles

CRANLEIGH | 5 miles

SHALFORD STATION | 1.8 miles

LONDON WATERLOO | from approx. 36 minutes (from Guildford mainline station)

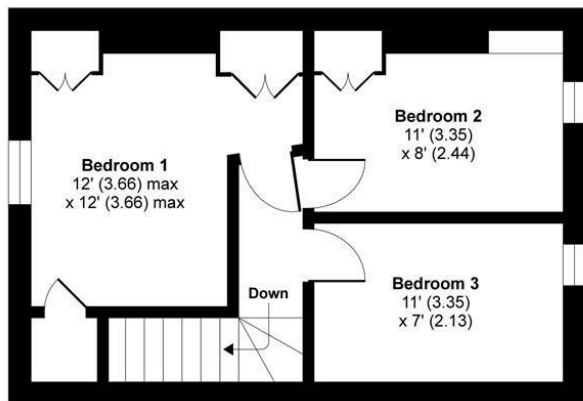
CENTRAL LONDON | 35 miles

GATWICK AIRPORT | 25 miles

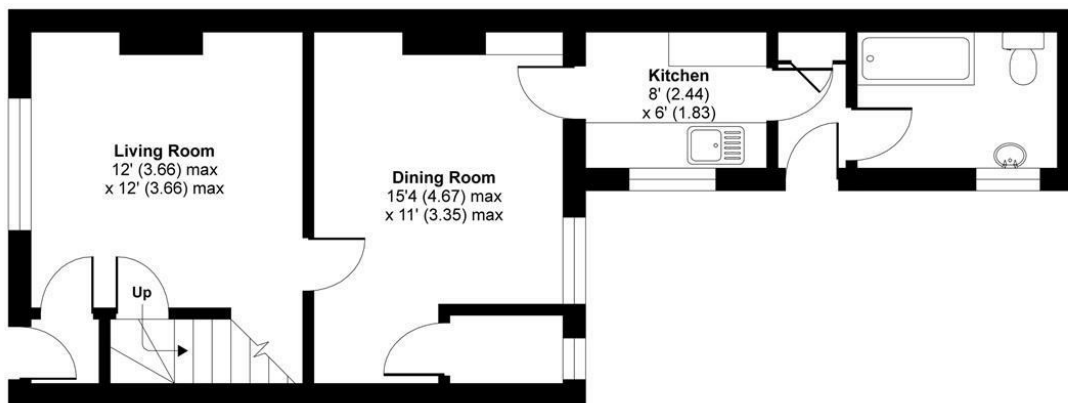
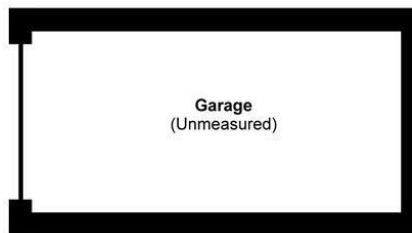
# Lawnsmead, Wonersh, Guildford, GU5

Approximate Area = 859 sq ft / 79.8 sq m (excludes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for Clarke Gammon. REF: 709314

## LOCAL AUTHORITY

Waverley Borough Council

## COUNCIL TAX

Band: D

## SERVICES

All mains services connected

9th April 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>13</b>	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## CG GUILDFORD OFFICE

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

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## DIRECTIONS

SAT NAV REF: (Post Code: GU5 0PQ)

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
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MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

