



Midstrey, Great Tangley Barns, Wonersh, Guildford, Surrey

Midstrey

GREAT TANGLEY BARN, WONERSH, GUILDFORD, SURREY GU5 0PT

Midstrey is one of just four unique conversions of the original period, Grade II listed barns that formed Great Tangley Manor Farm, quietly tucked away off Wonersh Common and under 4 miles from Guildford, in The Surrey Hills Area of Outstanding Natural Beauty.

The open plan reception area is truly magnificent with a vaulted, glazed double aspect entrance with a stunning glazed walkway running through the middle. An open plan kitchen area has been fitted with a quality contemporary kitchen with Neff appliances; adjoining the kitchen is a utility room and a cloakroom.

The first floor master bedroom suite is well proportioned with a double aspect bedroom, fitted wardrobes and a large, ensuite bathroom. There is a further guest bedroom with ensuite shower room and a third bedroom with an adjoining shower room. A fourth bedroom on the ground floor benefits from an ensuite shower and could also be used as a study.

The separate annexe has a large kitchen/reception room, bedroom and ensuite shower room with the potential to generate an significant alternative income.

The location combines the best qualities of a charming, rural setting though in a small hamlet with a number of nearby houses avoiding any feeling of remoteness with the village centre is a pleasant walk away complete with a good village store, Country Inn and doctor's surgery.

- **Luxury barn conversion**
- **Superb open plan living area**
- **Eco friendly ground source heat pump**
- **Large one bedroom annexe**
- **Villeroy & Boch sanitaryware**
- **Enviably Hamlet location**
- **Zoned underfloor heating**
- **Ample private parking**
- **Potential for additional income**
- **EPC C**

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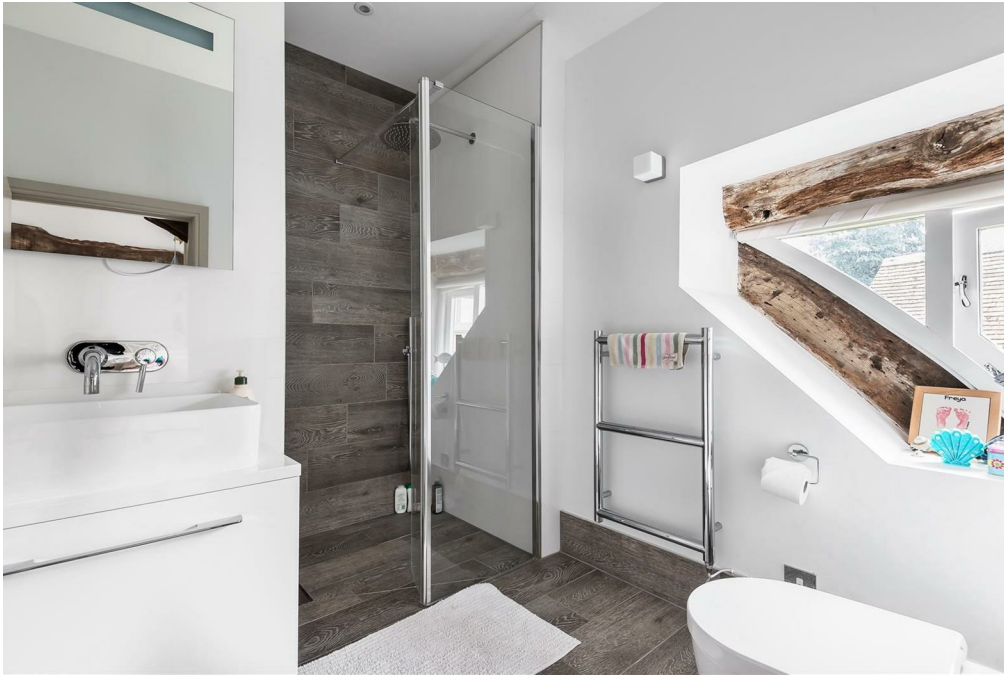
Local Authority: Waverley Borough Council - Tax Band A £1,378.50 (Annexe) H (Main house) £4,135.52

Services: Mains water, electric, drainage to private system



DINTON
KINVER
FORMERLY OF CAMBRIDGE
VAL D'ISERE
SHAD THAMES
KILIMANJARO
AUSTRALIA
FONTAINEBLEAU
CLAPHAM
5TH MAY 2007
MADAGASCAR
FRENCH POLYNESIA
EAST SHEEN
LES GETS







SITUATION

Wonersh 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

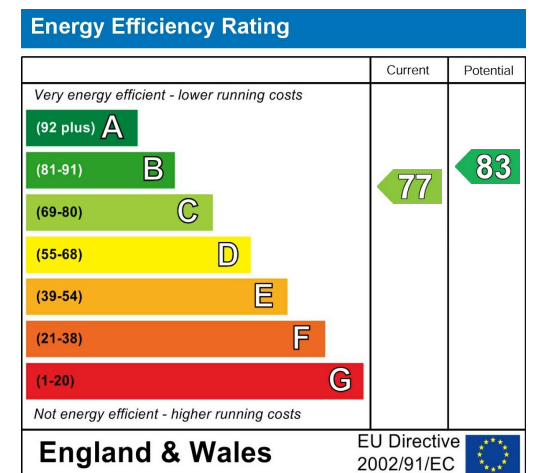
between Guildford and Dorking on the Reading to Gatwick Airport line. The A3 & A31 provide access to the South Coast and the M25 to central London & International airports. There is an excellent number of both state and private schools in the locality, serving all age groups.



GROUNDS AND GARDENS

Outside, there are part walled gardens to the front and rear, with a raised west facing sun terrace allowing one to enjoy the evening sun. The gardens have been planted with an array of colourful shrubs that are continuing to mature and enjoys private lawn. The large gravelled courtyard provides parking for several cars and ample space for garaging (subject to planning permission).

The driveway serves as an independent access to the one bedroom annexe and may give an incoming purchaser the ability to explore alternative revenue streams.



Approx. Gross Internal Floor Area
2314 Sq Ft 214.9 Sq Metres
(Includes Annexe)



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

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