



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

£2,250,000

Gateways, Cranleigh Road

Wonersh, GU5 0PB

In popular Wonersh village, which lies in the Green Belt and the Surrey Hills Area of Outstanding Natural Beauty, within a short walk of the pub, the village shop and doctor's surgery - a large family house of 3708 sq ft plus the garage, standing in lovely grounds of 0.62 acre with swimming pool and lovely views at the rear over open fields to Barnett Hill - For sale with no chain

PROPERTY SUMMARY

Gateways is one of three fine detached houses set back from the road in popular Wonersh village and within a very short walk of the picturesque village street, which is lined with attractive period houses and cottages. The village amenities include a popular pub, village store, doctor's surgery with adjoining pharmacy and cricket pitch with thriving cricket club. Gateways stands in a lovely 0.62 acre garden with swimming pool and lovely views over open fields at the rear to Barnett Hill. The excellent family accommodation comprises five bedrooms and three bathrooms on the first floor with five separate reception areas and a kitchen/breakfast room and utility room on the ground floor. There is also an attached double garage and a large driveway providing ample parking space for several cars. Gateways is ideally situated for many sought after schools, including nearby St Catherine's in Bramley, Cranleigh School, Charterhouse and Priors Field in Godalming. There is also an Infant School in Bramley and nearby Wonersh & Shamley Green Junior School. All of Guildford's excellent schools are easily accessible by car or bus, making this location ideal for families.



5



3



5

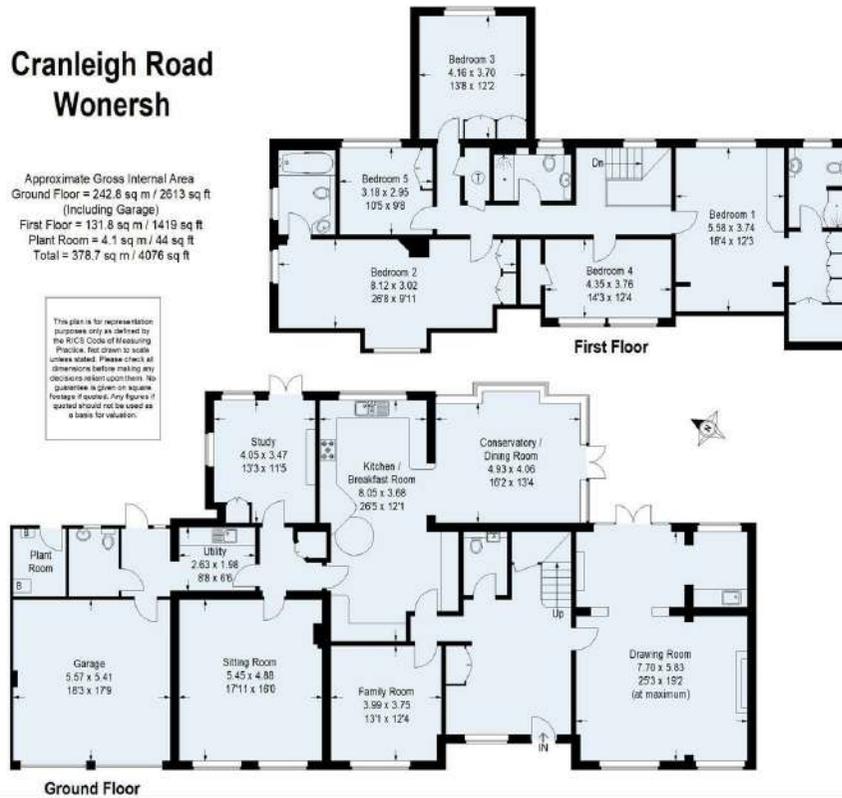




Cranleigh Road Wonersh

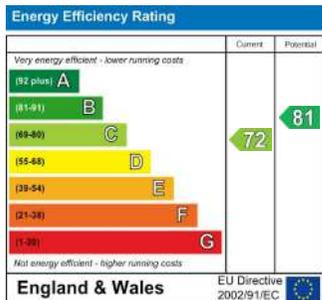
Approximate Gross Internal Area
Ground Floor = 242.8 sq m / 2613 sq ft
(Including Garage)
First Floor = 131.8 sq m / 1419 sq ft
Plant Room = 4.1 sq m / 44 sq ft
Total = 378.7 sq m / 4076 sq ft

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions related to them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



DIRECTIONS

From Guildford's one way system, take the A281 Horsham Road out of town and into Shalford. Turn left at the roundabout and continue into Wonersh. Bear left passing the Peppercot and the Grantley Arms and proceed around the right hand bend, after which the driveway to Gateways will be seen on the left opposite The Close.



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Waverley

COUNCIL TAX BAND
G

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

6 Quarry Street
Guildford
Surrey
GU1 3UR

OFFICE DETAILS

01483 300300
info@hillclements.com
<https://hillclements.com/>