



Medd House, Wonersh, Guildford, Surrey





An **iconic** Grade II listed period house in the heart of one of Surrey's best villages.

Summary of accommodation

Main House

Reception hall | South facing drawing room | Family room | Dining room | Study | Kitchen/breakfast room | Utility/pantry | Boot room and shower
Cloakroom

South-facing principal bedroom with adjoining dressing room, shower room and cloakroom | Four further bedrooms | Bathroom | Shower room
Store room

Off street parking | Garage | Workshop/potting shed

Beautiful and private south-facing garden

Distances

Shalford 1.5 miles (London Waterloo from 44 mins), Farncombe 2.5 miles (London Waterloo from 43 mins)

Guildford 4.2 miles (London Waterloo from 36 mins)

Airports: London Heathrow 27 miles, London Gatwick 25 miles

(All distances and times are approximate)



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Situation

The charming village of Wonersh boasts an unspoilt village street adorned with period houses and offers a range of local conveniences, such as a general store, doctor's surgery, pharmacy, a delightful pub, church, and a cricket green, all within striking distance of Medd House.

Located less than four miles away, Guildford features an historic High Street and an abundance of excellent shops, restaurants, and bars. The main line station in Guildford ensures a swift commuter service to Waterloo in just 38 minutes.

The area is home to many highly sought-after schools, including St Catherine's in Bramley, Longacre and Wonersh, as well as Shamley Green Junior School in Shamley Green, Cranleigh, Prior's Field, and Charterhouse. Guildford's renowned schools are easily accessible by car and bus.

The village is on the edge of the Surrey Hills and is surrounded by picturesque countryside ideal for walking, riding and biking including nearby Blackheath and Chinthurst Hill.





Medd House

This historic and much-loved grade II listed family home has been under the same ownership for over 50 years and now presents a wonderful opportunity for a certain amount of updating and possible reconfiguration.

This village house of almost 4000 sq ft of habitable accommodation dates from the 16th century with extensions from the 17th century and has developed over the subsequent centuries including a notable Victorian-era extension, incorporating a wonderful south facing drawing room with a principal bedroom above.

Medd House boasts not only the convenience of off-street parking but also the added benefit of a garage. Spanning over 4,300 square feet with outbuildings, the property is a testament to timeless elegance and offers a rare opportunity for discerning buyers to create the ultimate village house.



Approximate Gross Internal Floor Area

Ground Floor = 186.8 sq m / 2011 sq ft

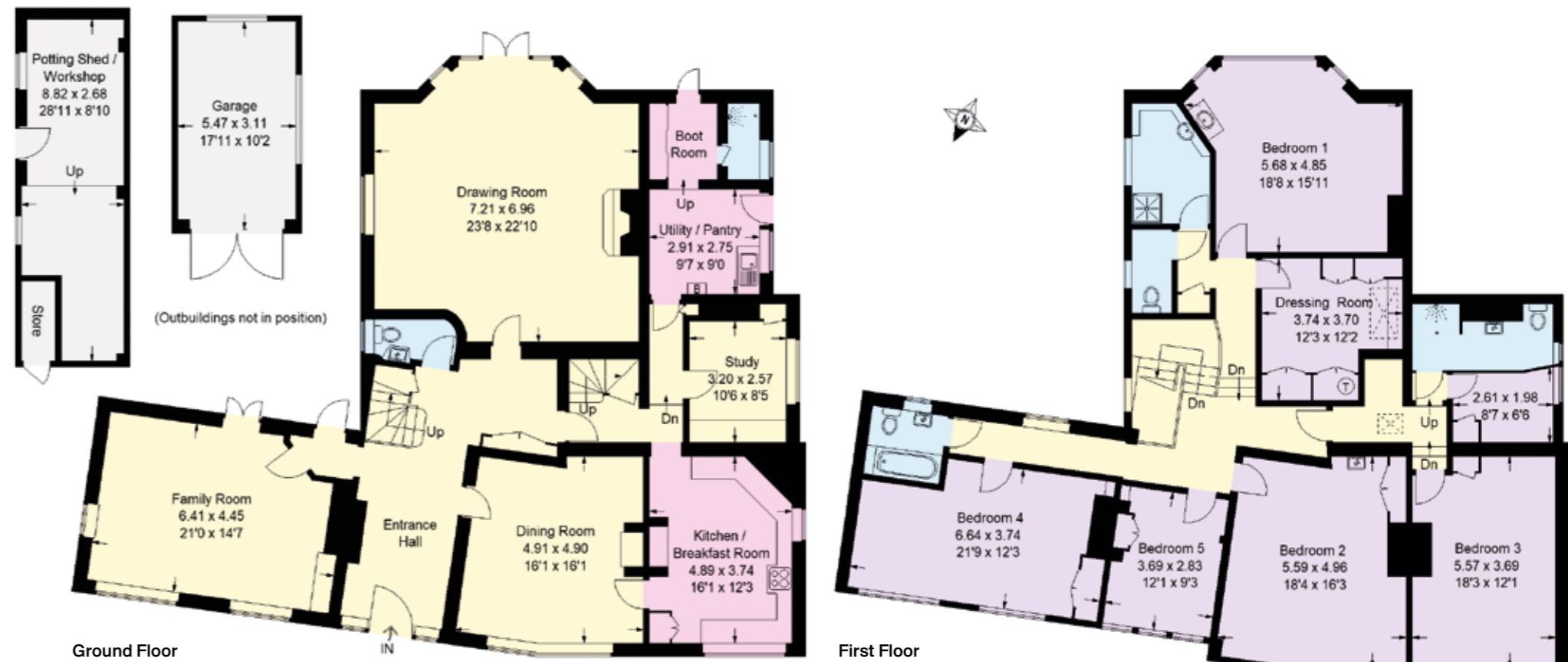
First Floor = 178.6 sq m / 1922 sq ft

Garage = 16.7 sq m / 180 sq ft

Potting Shed / Workshop = 23.7 sq m / 255 sq ft

Total = 405.8 sq m / 4368 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.





The allure of this home extends to its private gardens hidden away at the back, occupying just under half an acre, providing a tranquil and expansive outdoor space to complement the gracious living within.

Services

We are advised by our clients that the property has mains water, electricity, drainage and gas central heating.

Directions (Postcode: GU5 0PF)

From Guildford, head south onto the A281 Horsham Road to Shalford and at the mini roundabout in the village, turn left signposted to Wonersh, Shamley Green and Cranleigh. In the centre of Wonersh turn right into The Street (by the village shop and surgery) after approximately 113 metres, the parking to Medd House will be found on the left hand side.

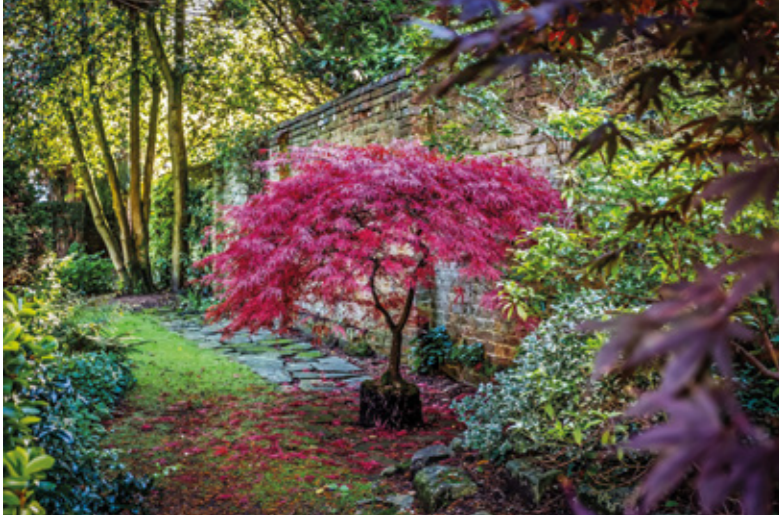
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Viewings

Viewing is strictly by appointment through Knight Frank.







Property information

Tenure: Freehold

Local Authority: Waverley Borough Council: 01483 523333

Council Tax: Band H

EPC Rating: E



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024. Photographs and videos dated Summer and Autumn 2023.

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