



Grove Cottage
The Drive, Woneresh.





Grove Cottage

Wonersh Park.

Grove Cottage is an exceptional Arts and Crafts style country house, nestled in a prime position within Wonersh Park, one of the area's most prestigious residential addresses.

Internally, the property certainly does not fail to impress having been finished to an extremely high standard. Accommodation is extremely spacious, consisting of five bedrooms and ample reception space befitting of a property of this calibre. A separate guest suite offers versatility, providing privacy and independence to visitors or older children. Ultimately, this home is perfectly suited to families.

The ground floor comprises three ambient reception rooms, with feature fireplaces, each exuding warmth and style. The impressive kitchen/conservatory is flooded with natural light and is well-appointed with high-spec appliances. Furthermore, the open-plan nature of the design elegantly blends the culinary, entertaining and outdoor spaces.

The rear garden is substantial. It is surrounded by mature trees and borders and features a terrace, creating a serene and secluded outdoor space. This beautifully landscaped outdoor area serves as an extension of the indoor living space, providing a multi-functional area for relaxation, dining, and social gatherings.

The front of the property is equally impressive; it is suitably set back yet has an imposing facade that serves to create real kerb appeal. There is also a detached double garage and parking.

Despite being just minutes away from the bustling town of Guildford, the idyllic setting of this home complements its grandeur, providing a perfect retreat for a serene and peaceful country lifestyle. An ideal blend for the modern family.

Council tax band: G; EPC rating: D; Tenure: Freehold.

Guide Price: £2,500,000.



















The Area

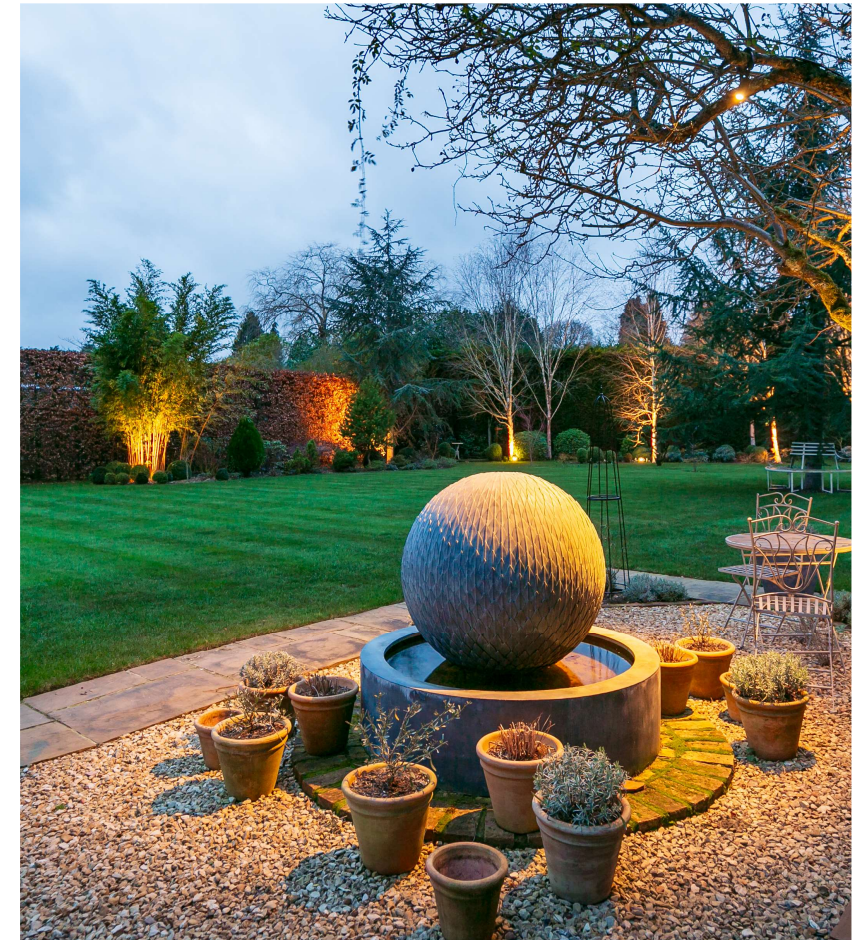
Grove Cottage is conveniently located just a short walk from Wonersh Village High Street. The Street not only displays one of Surrey's most quintessential collections of period properties but also offers you a local village store and post office, a doctors' surgery and pharmacy, Wonersh pre-school, a cricket club, two churches and a well-renowned pub. The Grantley Arms public house is a wonderful country retreat, dating back to the 15th century. It has been serving the village community for almost 500 years, first as a bakery and now as a country pub and restaurant. Wonersh is situated within the Surrey Hills, an Area of Outstanding Natural Beauty, where a network of footpaths and bridleways weave through the idyllic surrounding countryside.

The village of Bramley, lying approximately a mile west of Wonersh offers further shopping and dining opportunities and excellent golfing facilities at Bramley Golf Club.

For a more comprehensive choice of amenities, the county town of Guildford is just a four-mile drive, not only renowned for its quaint cobbled High Street and picturesque riverside scenes but it also offers an array of shops, restaurants and entertainment. The Surrey Sports Park and Spectrum Leisure Centre cater to those who enjoy sports, whilst the theatres and Odeon Cinema provide great entertainment. There are regular train services to London Waterloo from Guildford, Godalming, and Farncombe. Road connections are excellent with easy access to the A3 which connects to the M25 at Wisley (Junction 10) making central London, Heathrow, and Gatwick airports quickly accessible.

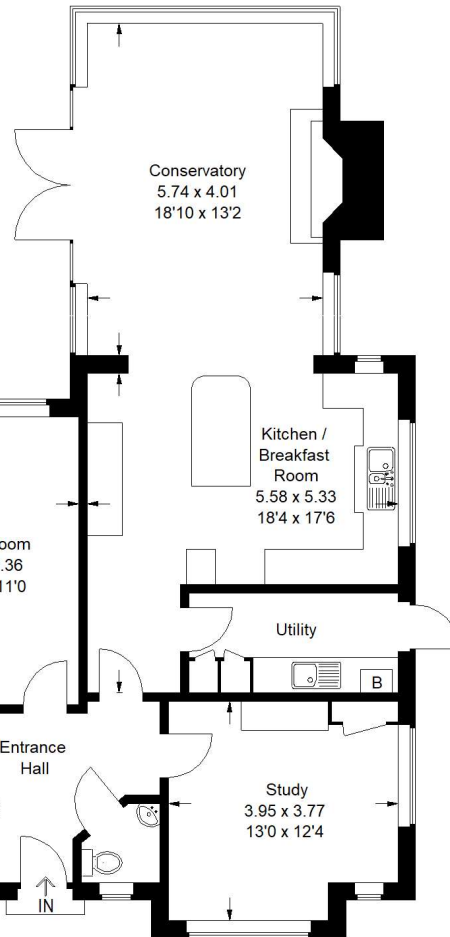
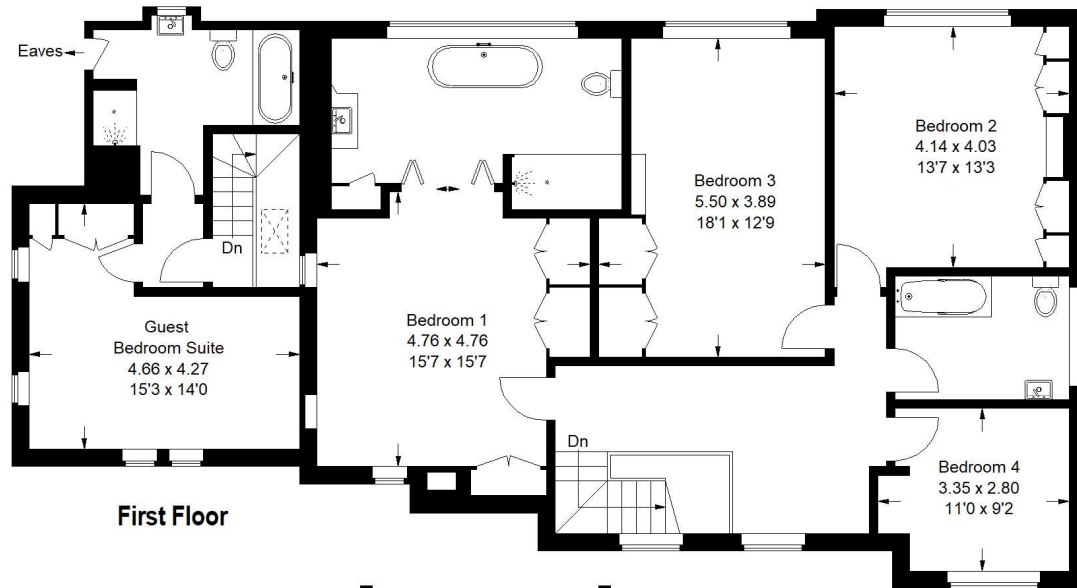
The area has excellent private and state schools, including Wonersh and Shamley Green Primary School, Cranleigh, St. Catherine's, Charterhouse, Royal Grammar School, Tormead, Guildford High and Godalming Sixth Form College.







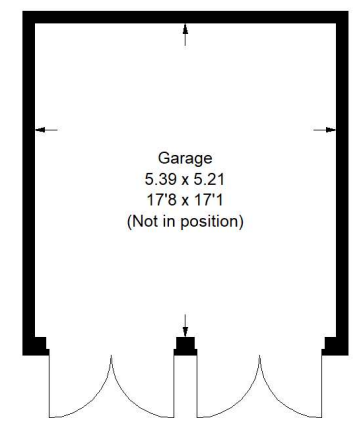
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Approximate Gross Internal Area
 Ground Floor = 170.3 sq m / 1833 sq ft
 First Floor = 142.3 sq m / 1532 sq ft
 Garage = 29 sq m / 312 sq ft
 Total = 341.6 sq m / 3677 sq ft



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 reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.





Chantries & Pewleys

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