



KINGSMERE HOUSE AND EVERSLEY HOUSE

HILL CLOSE, WONERSH, SURREY, GU5 0UP



**TWO BEAUTIFUL NEW HOMES UNDER
CONSTRUCTION, FINISHED TO A LUXURY
SPECIFICATION AND SET IN ONE OF THE MOST
DESIRABLE POSITIONS WITHIN THE EXCLUSIVE
WONERSH PARK ESTATE.**

SUMMARY OF ACCOMMODATION

Kingsmere House

Reception hall | Drawing room | Dining room | Sitting room | Study | Kitchen/family room | Utility/boot room | Cloakroom

Principal bedroom suite | Three further bedrooms suites | Further bedroom and family bathroom

Double garage | Garden

In all about 0.7 acres

Eversley House

Reception hall | Drawing room | Television room/snug | Study | Kitchen/family room | Utility room | Cloakroom

Principal bedroom suite | Three further bedrooms suites | Further bedroom and family bathroom

Double garage | Garden

In all about 0.75 acres

SITUATION

Kingsmere House and Eversley House are tucked away in a mature setting, deep into the sought after area of Wonersh Park. 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.

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.

Recreational opportunities include golf at several local clubs, including Milford, the West Surrey and Hurtmore. There is shooting and fishing at several local venues, polo at Hurtwood Park and Cowdray, racing at Epsom and Goodwood and sailing at Frensham Ponds and Chichester Harbour. The Surrey Sports Park boasts professional level training facilities. Further leisure and entertainments centres can be found at the Spectrum Leisure Centre in Guildford and centres at Godalming and Haslemere provide a good range of activities.

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.

Distances

Shalford 1.5 miles, Godalming 4.9 miles (London Waterloo from 44 mins), Farncombe 2.5 miles (London Waterloo from 43 mins), Guildford 4.2 miles (London Waterloo from 36 mins)

Roads: A3 Compton 6.3 miles, M25 (Wisley Junction 10) 12.7 miles

Airports: London Heathrow 27 miles, London Gatwick 25 miles
(Distances and times approximate)



HAWKSMOOR HOMES

Hawksmoor Homes has established a reputation for building fine homes of outstanding quality in the best locations.

Since completing its first house in 2012, the company has become widely acknowledged as one of the region's leading providers of superior homes. The business places a great emphasis on design excellence, which combines modern technology, traditional building practices and the use of fine materials. The principal thought is to create distinguished, innovative properties that offer individuality.

Hawksmoor Homes' goal is to build homes of timeless character, whilst also delivering on the demands of 21st-century lifestyles.



Computer Generated Image

PLOT 1 - KINGSMERE HOUSE



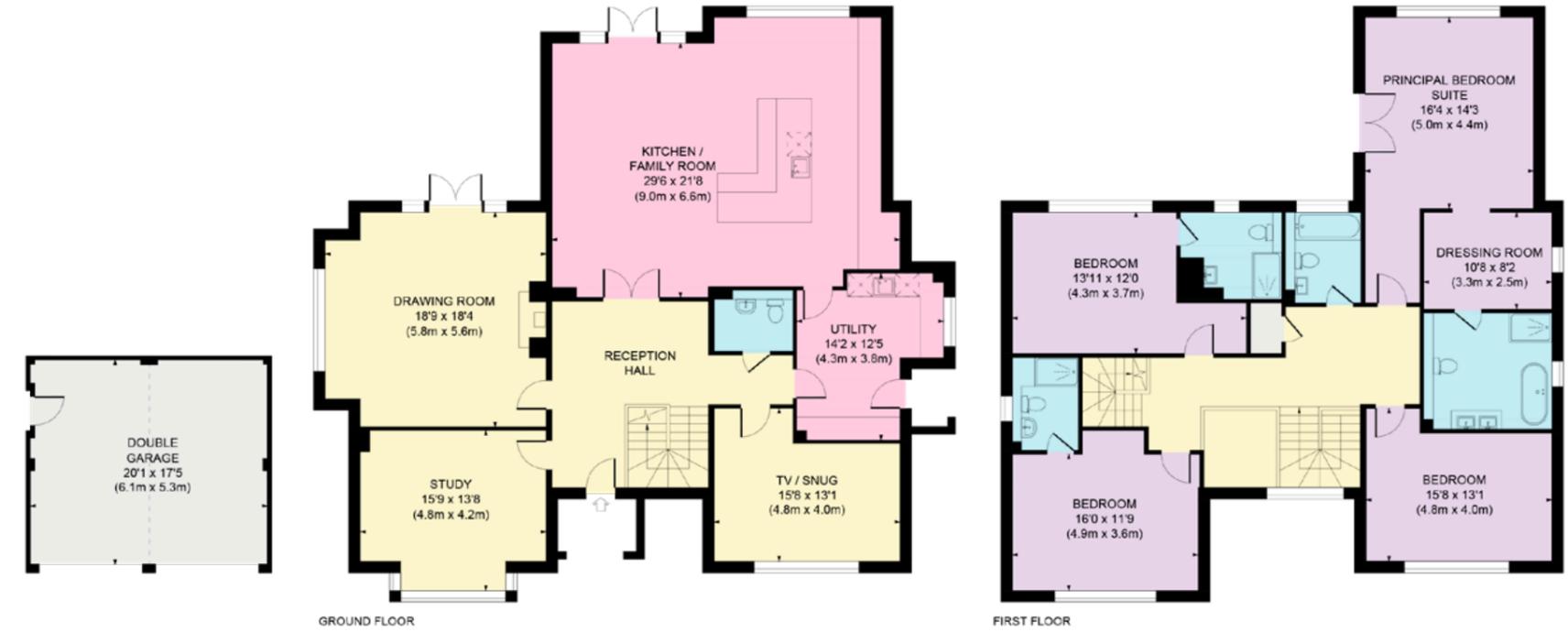
Approximate Gross Internal Area
 Main House: 4393 sq. ft / 408.04 sq. m
 Garage: 374 sq. ft / 34.73 sq. m
 Total: 4767 sq. ft / 442.77 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Computer Generated Image

PLOT 2 - EVERSLEY HOUSE



Approximate Gross Internal Area
 Main House: 3903 sq. ft / 362.60 sq. m
 Garage: 349 sq. ft / 32.43 sq. m
 Total: 4252 sq. ft / 395.03 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

SPECIFICATION

Kitchen

- Bespoke hand-painted kitchens by Martin Moore
- 30mm stone worktops
- Oversize double sink with Quooker Fusion tap
- Siemens cooking and refrigeration appliances
- Integrated dishwasher
- Utility rooms with matching Martin Moore cabinetry and stone worktops
- Siemens washing machine and tumble dryer
- Heating, Electrical and Audio Visual
- Underfloor Heating on all floors with zoned smart thermostats and internet connectivity
- Log burning stove to drawing room
- Heated towel radiators to all bathrooms
- Antique brass light switches, electrical sockets and door furniture
- Cat cabling with distributed high-def tv points, data/telephone sockets and integrated USB chargers
- External lighting and power sockets

Finishes

- Tiled floors and walls to all Bathrooms
- Ted Todd engineered wood flooring to ground floor rooms
- Carpets to remaining areas
- Feature staircases
- Large profile skirting and architrave
- Character profile plaster cornice to main areas
- Master Bedroom wardrobes and dressing rooms by Lamco and built in bespoke wardrobes to secondary bedrooms

Bathrooms

- Sanitaryware by Villeroy Boch
- Fittings by Crosswater
- Bespoke grand vanity units to master bedroom
- Feature tiles and fitted mirrors

Decoration

- Skirtings, architraves, door linings, door stops, balusters, first-second staircase and window boards painted in soft white
- Ceilings – White with feature cornice detail
- Walls – Matt emulsion, interior designed neutral colour scheme and feature panelling to main areas

External

- Gated access to private drive
- York Handmade brick and Tudor clay roof tiles
- George Barnsdale timber leaded light windows and French doors factory finished in soft white
- Generous patio area to the rear of the house surfaced with Indian Sandstone
- Turfed rear garden with planting beds
- Front garden with low-level planting
- External hot and cold water taps



PROPERTY INFORMATION

Services:

We are advised by our clients that the property has mains water, electricity, mains drainage, central heating via air source heat pump.

We are advised that the houses will be wired for full fibre broadband.

Local Authority:

Waverley Borough Council – 01483 523333

Energy Performance Certificate:

Rating: Band B

Council Tax Band:

TBC

CGI Images:

These images are purely for marketing and identification purposes.

Tenure:

Freehold

What3Words:

alien.crunch.happy

Directions (Postcode: GU5 0UP)

From Guildford head south on the A281 into Shalford. As you come into Shalford and over the railway bridge, turn left at the roundabout marked A248 to Dorking, Wonersh, Chilworth and Albury.

After 1 mile continue straight ahead into Wonersh on the B2128. In Wonersh bear left on the B2128 passing The Grantley Arms on the right-hand side. After approximately 0.2 miles, turn right into The Drive. Follow for about 0.2 mile and turn right into Hill Close. Kingsmere House and Eversley House will be found on your left-hand side after about 200 yards.

Viewings:

Viewing is strictly by appointment through Knight Frank.



We would be delighted
to tell you more.

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