

LAWSON TERRACE

Wonersh



Chantries
& Pewleys

ESTATE AGENTS



AT A GLANCE

Fantastic period family home

Three bedrooms arranged across two upper floors

Extended kitchen, dining and garden room

Glazed garden room opening onto the rear terrace

Sitting room with log burner and alcove shelving

Principal bedroom with en-suite shower room

Family bathroom and ground floor cloakroom

170ft garden backing onto fields

Views towards Chinthurst Hill

Walking distance of Womersley village centre

Tenure: Freehold. **Council Tax Band:** E. **EPC:** D



Approximate Gross Internal Area 1251 sq ft - 116 sq m

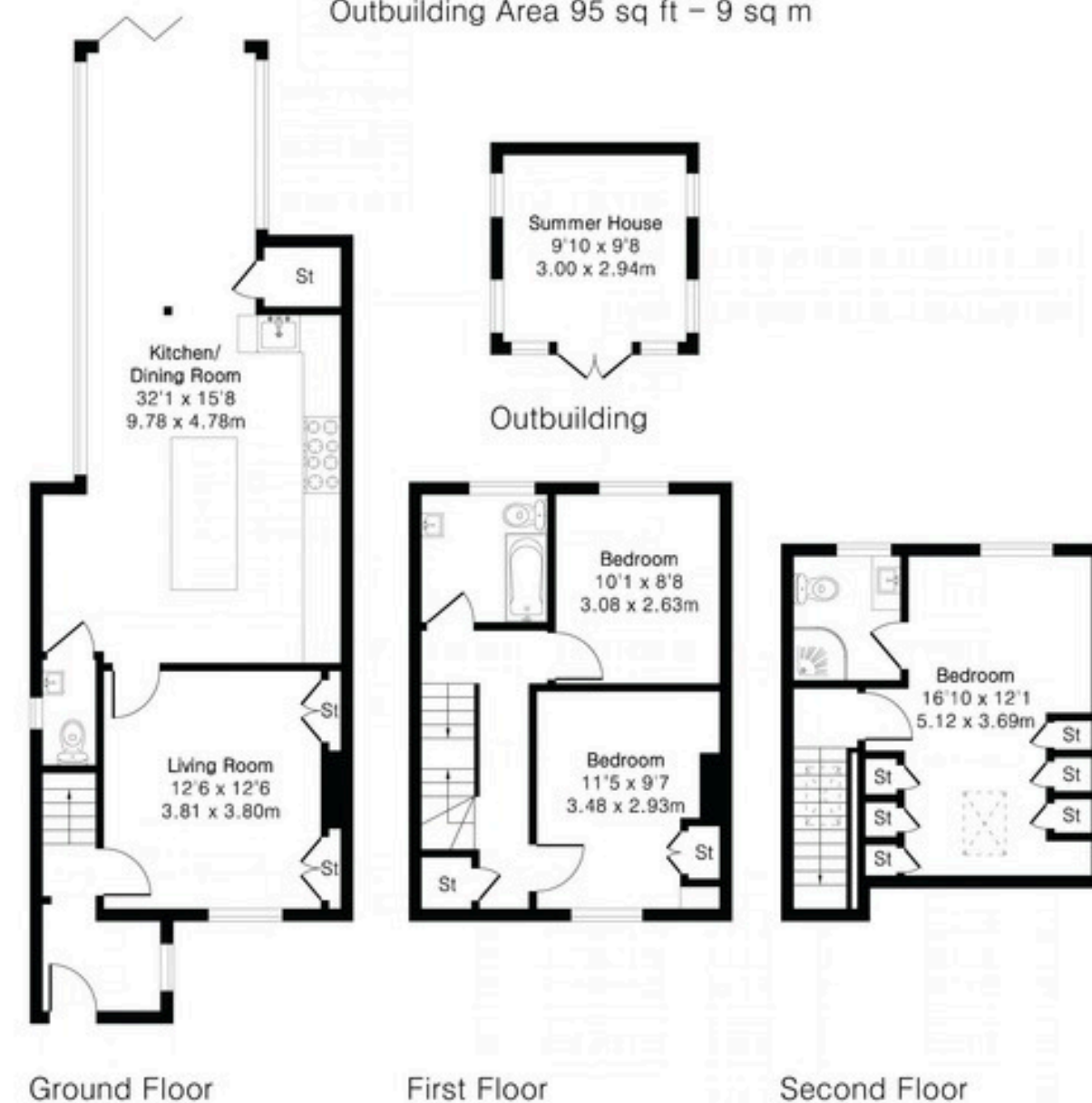
(Excluding Outbuilding)

Ground Floor Area 640 sq ft - 59 sq m

First Floor Area 342 sq ft - 32 sq m

Second Floor Area 269 sq ft - 25 sq m

Outbuilding Area 95 sq ft - 9 sq m



FROM THE AGENT

The open plan kitchen and garden room is the hub of this delightful home, with plenty of room around the island for everyday use, and direct access into the garden. Beautifully presented throughout with a great deal of character, such as stripped doors, sash windows and shutters and only a short walk to the centre of the village.

Warmly,

Andrew

Andrew Blagden
Associate

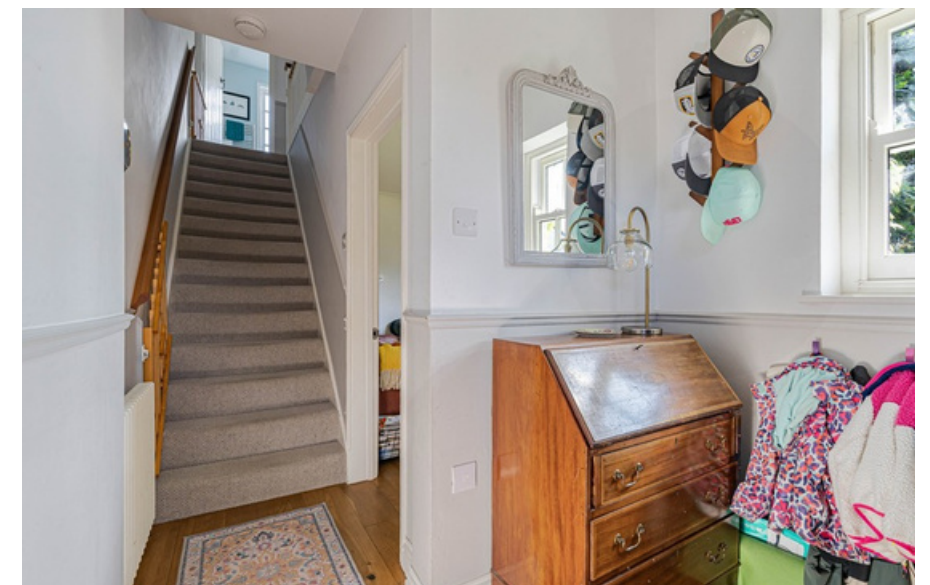


KITCHEN & GARDEN ROOM

This is the defining space within the house and the natural focus of the ground floor. The kitchen is arranged around a central island, creating an additional work surface and informal place to sit. Cabinetry runs around the room, with a range-style cooker forming the focal point of the main kitchen area.

There is a useful utility cupboard and underfloor heating throughout this area. The space continues into the rear extension with engineered oak flooring and extensive glazing providing a bright space connecting with the garden.





LIVING SPACES

At the front of the house, the sitting room provides an important contrast to the open space at the rear.

A fireplace with log burner sits centrally between fitted cabinetry and alcove shelving, while the room has enough separation from the kitchen to work as a quieter evening space.

The entrance hall connects the principal ground-floor rooms, with a cloakroom providing useful additional facilities at this level.



BEDROOMS & BATHROOMS

The bedrooms are arranged over the first and second floors. Two bedrooms sit on the first floor alongside the family bathroom. The photographs show both as light rooms, with the front bedroom retaining its original-style fireplace and hand built wardrobe. The family bathroom has a bath with shower fitting, WC and wash basin.

The principal bedroom occupies the upper floor, creating greater separation from the other bedrooms. Bespoke wardrobe storage runs along the room and rooflights take advantage of the elevated position and outlook. An en-suite shower room completes this floor.





GARDEN & SETTING

Directly outside the garden room is a paved terrace with room for an outdoor table and chairs. Its position immediately beside the glazed extension means the two areas can work together when the doors are open.

Beyond the terrace, the garden continues through planted borders and established greenery, becoming more informal as it extends away from the house. A summerhouse/office space sits towards the far end. The garden extends to approx. 170ft in length and creates distance between the house and the end of the garden, and backs onto Barnett Fields, with a gate leading to miles of country footpaths.

Wonerh combines a genuine village community with practical access to Guildford and the wider road and rail network.

The village has its own store, pharmacy, doctors' surgery and pub, playground and cricket field, while the surrounding countryside provides immediate access to the landscape for which this part of Surrey is known.

For this house in particular, that setting is tangible. The village can easily be reached on foot, while the outlook towards Chinthurst Hill provides a visual connection to the countryside beyond.



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