



**Chantries
& Pewleys**

**Mellersh House
Wonersh Park**



INTRODUCING

Mellersh House

Mellersh Hill Road, Wonersh Park,
Wonersh, Guildford GU5 0QJ

A beloved family home that has been cherished by the same owners for nearly 50 years. Nestled in a quiet, prime location within the highly sought-after Wonersh Park, the property boasts an exceptional garden of approximately 1.75 acres, which borders open fields.

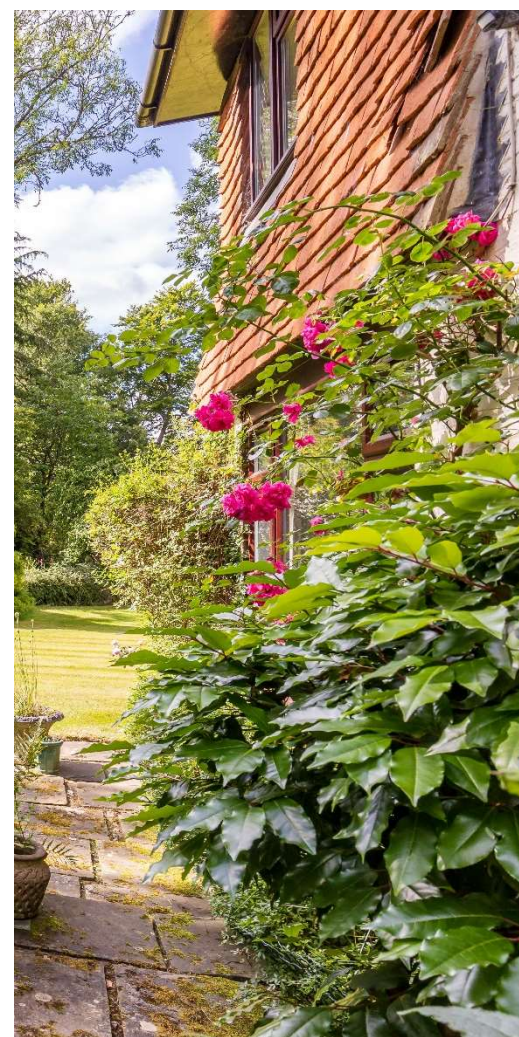
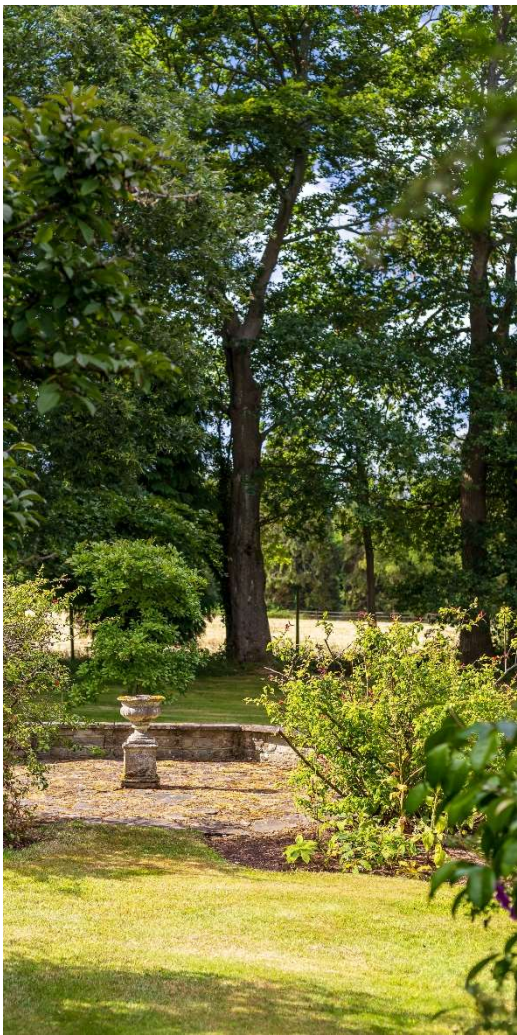
4 BEDS

2 BATHS

4 RECEPTION ROOMS

BEAUTIFUL GARDEN





Welcome home...

Upon entering Mellersh House, you are greeted by a generous entrance hall that leads you to the stunning triple-aspect main reception room, spanning over 30 feet in length and featuring elegant wood panelling, a stone fireplace, and breathtaking views of the beautiful garden. From the dining area, you can step into a spacious conservatory—a delightful room to sit and enjoy serene views across the landscaped garden and beyond. The ground floor also includes a well-appointed kitchen, an adjoining family room that opens into a breakfast room, a utility room, and a cloakroom.

The first floor boasts spacious accommodation with four bedrooms, including a large principal suite with an en-suite bathroom, plus an additional bathroom, shower room, and cloakroom. A standout feature is that all bedrooms enjoy south-facing views over the garden, bathing each room in natural light and offering a picturesque outlook.

To the front of Mellersh House, a private driveway provides ample parking and leads to the substantial detached garage. The magnificent gardens, accessible from both sides of the house, offer a truly delightful backdrop. A large terrace opens onto the formal, south-facing garden, adorned with mature and colourful shrubs. Beyond lies a separate sun terrace and summer house, leading to a "park-like" garden area with fine mature trees and deer-proof fencing. This beautifully landscaped outdoor space serves as an ideal extension of the indoor living areas, providing a multifunctional environment perfect for relaxation, outdoor dining, and social gatherings in a private and glorious setting.

This much-loved family residence offers 2,835 sq ft of living space, including the garage. Subject to the usual planning permissions, the property also provides considerable scope for further enlargement and modernisation.

Mellersh House is conveniently located within walking distance of Wonersh Village High Street, which features a local store, post office, doctors' surgery, pharmacy, pre-school, cricket club, two churches, and the renowned Grantley Arms pub—a historic 15th-century retreat. Wonersh is nestled in the Surrey Hills, an Area of Outstanding Natural Beauty, with footpaths and bridleways weaving through the scenic countryside.

Nearby Bramley, just a mile west, offers additional shopping, dining, and golfing at Bramley Golf Club.

For a wider range of amenities, Guildford is a four-mile drive away, known for its cobbled High Street, riverside, shops, restaurants, and entertainment options. Excellent transport links include regular trains to London Waterloo from Guildford, Godalming, and Farncombe, as well as easy access to the A3 and M25 for central London and airports.

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

Guide Price: £2,000,000

Council tax band: G; EPC rating: E.

Tenure: freehold.

































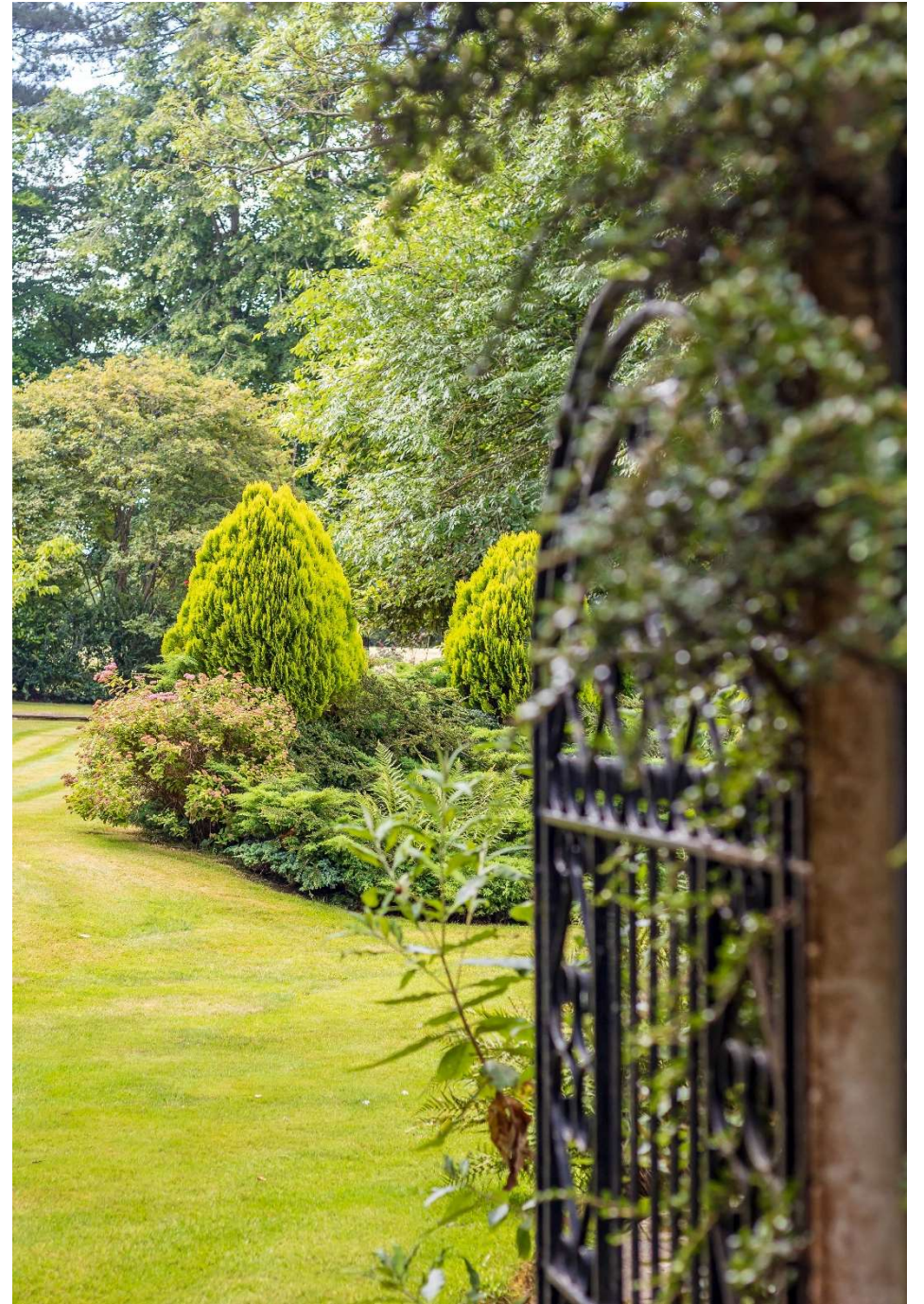










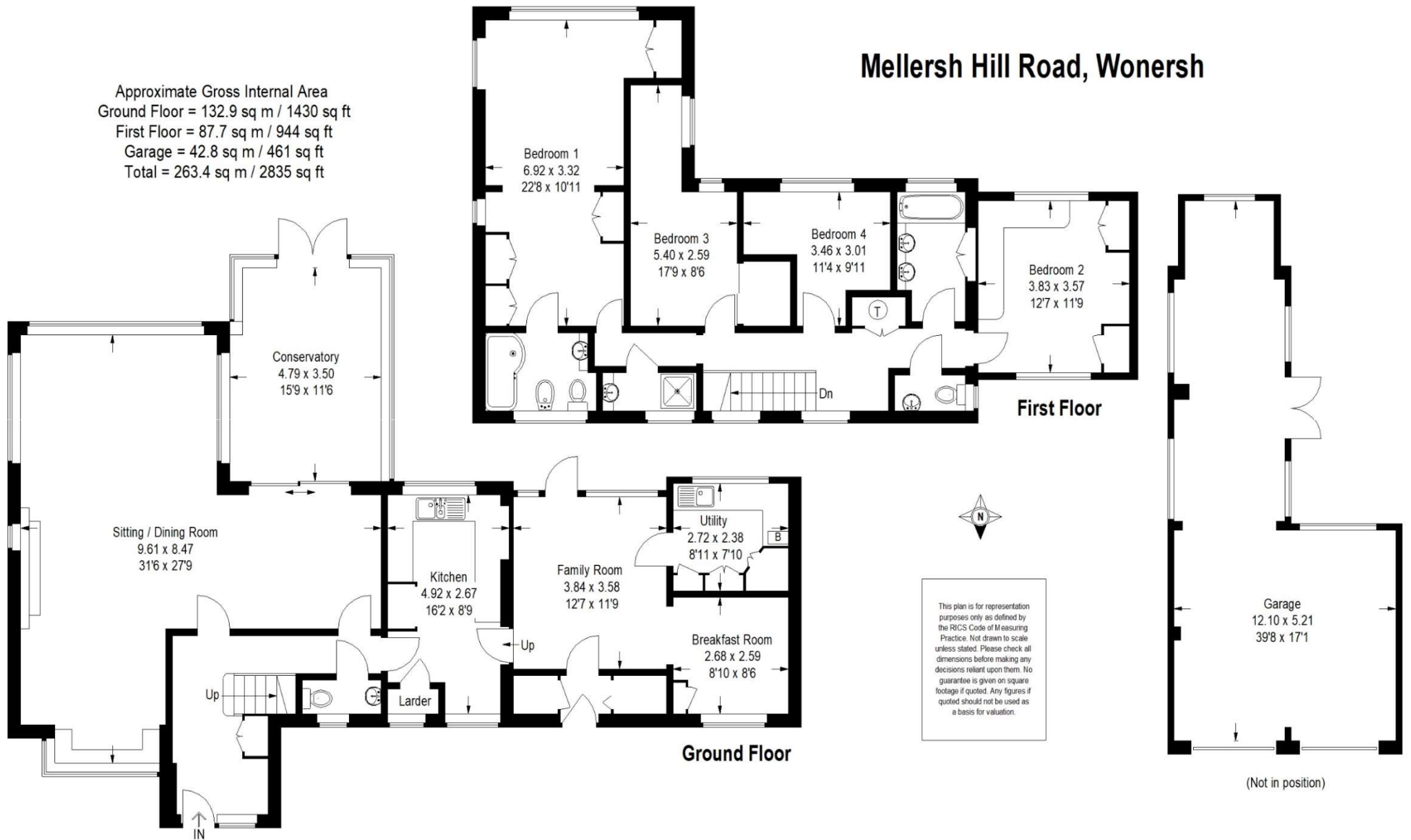




MELLEBY HOUSE

Mellersh Hill Road, Womersley

Approximate Gross Internal Area
 Ground Floor = 132.9 sq m / 1430 sq ft
 First Floor = 87.7 sq m / 944 sq ft
 Garage = 42.8 sq m / 461 sq ft
 Total = 263.4 sq m / 2835 sq ft





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+44 (0)1483 344 344

Richmond House, Station Row, Shalford, Surrey GU4 8BY