



Dalewood
Blackheath Lane, Wonersh





Property Description

Guide Price: £1,100,000

This exceptional detached family home, offering five bedrooms, is set within a stunning south-facing plot in the highly sought-after village of Wonersh. With captivating views of Chinthurst Hill, the property is ideally located just a short, level stroll from the cricket green, local shop, pub, and doctor's surgery, providing the perfect balance of tranquillity and convenience.

Upon entering, you are greeted by a spacious entrance hall, featuring a charming bay window area currently used as a study, ideal for taking in the picturesque views of the trees to the front. The ground floor comprises a generously sized kitchen breakfast room, which leads into a large conservatory at the rear. Both the conservatory and the L-shaped sitting room, with doors opening out onto the patio, offer delightful views of the garden and Chinthurst Hill beyond.

To the front of the property, a formal dining room with a bay window, a solid wood floor and an elegant fireplace adds a touch of sophistication. An internal door provides access to the garage, which then connects to a larger double garage, offering ample space for storage or further potential.

Upstairs, the property comprises five well-appointed bedrooms, including a master bedroom with en-suite, while the remaining rooms share a spacious family bathroom. With its generous proportions, scenic setting, and prime location within Wonersh village, this home presents an outstanding opportunity to create the perfect family home.

Wonersh provides many amenities that are all within walking distance of the property, including village store and post office, chemist, doctors' surgery, Wonersh pre-school and cricket club. Surrounding the area is some of Surrey's most picturesque walking and riding countryside with neighbouring villages such as Shamley Green, Bramley and Shalford all but a few miles distant. Guildford is a short distance away, with an extensive range of shops and leisure facilities is close by with mainline stations to London Waterloo in approximately 37 minutes. There is also a frequent bus service to Guildford and Cranleigh. The A3 provides access to London, the south coast and the M25 for Gatwick and Heathrow.

Council tax band: G; Tenure: freehold; EPC rating: C.



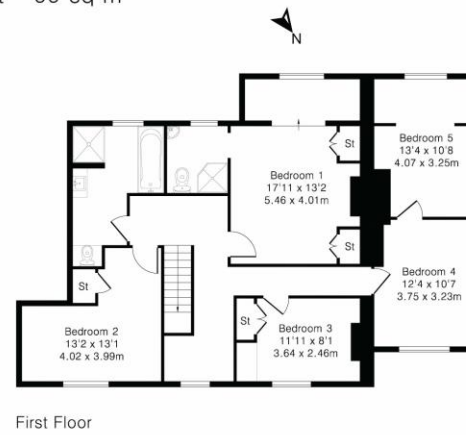
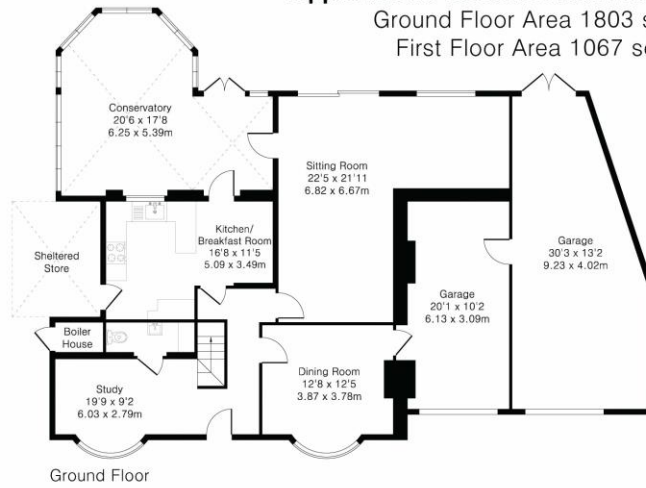




Approximate Gross Internal Area 2870 sq ft - 267 sq m

Ground Floor Area 1803 sq ft – 168 sq m

First Floor Area 1067 sq ft – 99 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of 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.

