



The Vinery

Wanborough, Guildford, Surrey

A highly individual and versatile detached property in a peaceful hamlet setting close to excellent road and rail links

The Vinery is a fantastic collection of period buildings elegantly brought together into one contemporary dwelling with generously sized rooms, garage, double carport and sheltered garden. The property blends local history with modernity to create a characterful family home utterly in keeping with its surroundings.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE



GARDEN



FREEHOLD



HAMLET



1,941 SQ FT



**GUIDE PRICE
£1,250,000**



The property

The Vinery has a variety of traditional exterior finishes: white painted brick, black painted timber, Victorian greenhouse-style glass and mellow red-brick. It is a fabulous patchwork of styles and periods, that blend seamlessly into one coherent property.

From the glass-covered carport, the main door leads into the reception hall, with cloakroom to the right and coat cupboard to the left. Three of the four double bedrooms are to the right, two of them to the ground floor, and one to the first floor, all with built-in wardrobes and views over the private garden. The family bathroom is also at this end of the house.

The spacious kitchen with dining area has travertine flooring, a Britannia range cooker, double Belfast sink, cabinetry in a vibrant Aegean blue with brass handles, a large central island containing a Samsung built in microwave and bookshelves for recipe books. The high-level windows for privacy, combined with

the clean white surfaces and Mediterranean-inspired tiled splashback, ensure that the room is full of natural light. There is a utility room and further storage between the kitchen and the garage. Six steps lead up from the kitchen to the main reception room, which has bespoke shelving, wooden flooring, sliding doors that open to the terrace, and a wood-burning stove. Glazed double doors lead through to the smaller reception room, which also has sliding doors to the terrace, and an obscure-glazed door to the hallway of the master suite.

The hallway and fully tiled en suite shower room are lit naturally by the glass roof, creating a bright entrance to the principal bedroom, a serene space with natural flooring, calm colours and a dressing room to keep the room clear and uncluttered.



Outside

The property is approached from the private lane via a glass-roofed double carport, which also provides access to the garage. A wooden side gate leads into the garden, where honeysuckle climbs along the cottage wall. A path winds through this beautifully designed garden, passing evergreens on the left and lawn on the right, leading to a large, sheltered terrace. Here, ornamental grasses add both visual interest and gentle sound. Opposite the terrace is a generous, productive flower bed and a row of specimen trees set against a red brick wall, offering both height and privacy. Two raised beds, ideal for growing soft fruits or vegetables, sit near the ancient yew hedge.

Location

Surrounded by Green Belt, Wanborough is a picturesque hamlet nestled in the Surrey countryside, set among open fields and on the edge of a designated National Landscape. Despite its rural setting, it lies just half a mile from the A31, offering easy access to both Guildford and Farnham for

convenient commuting. The M3 motorway is approximately 10 miles away, with the M25 around 13 miles. Wanborough railway station, located in nearby Flexford just under 1.5 miles to the north, sits on both the Ascot to Guildford Line and the North Downs Line, offering frequent services. Several weekday trains also run between Reading and Redhill, making this an ideal location for commuters travelling for work or school.



Distances

- Guildford 4 miles
- Godalming 7 miles
- Farnham 8 miles
- Woking 14 miles

Nearby Stations

- Wanborough
- Farncombe
- Guildford

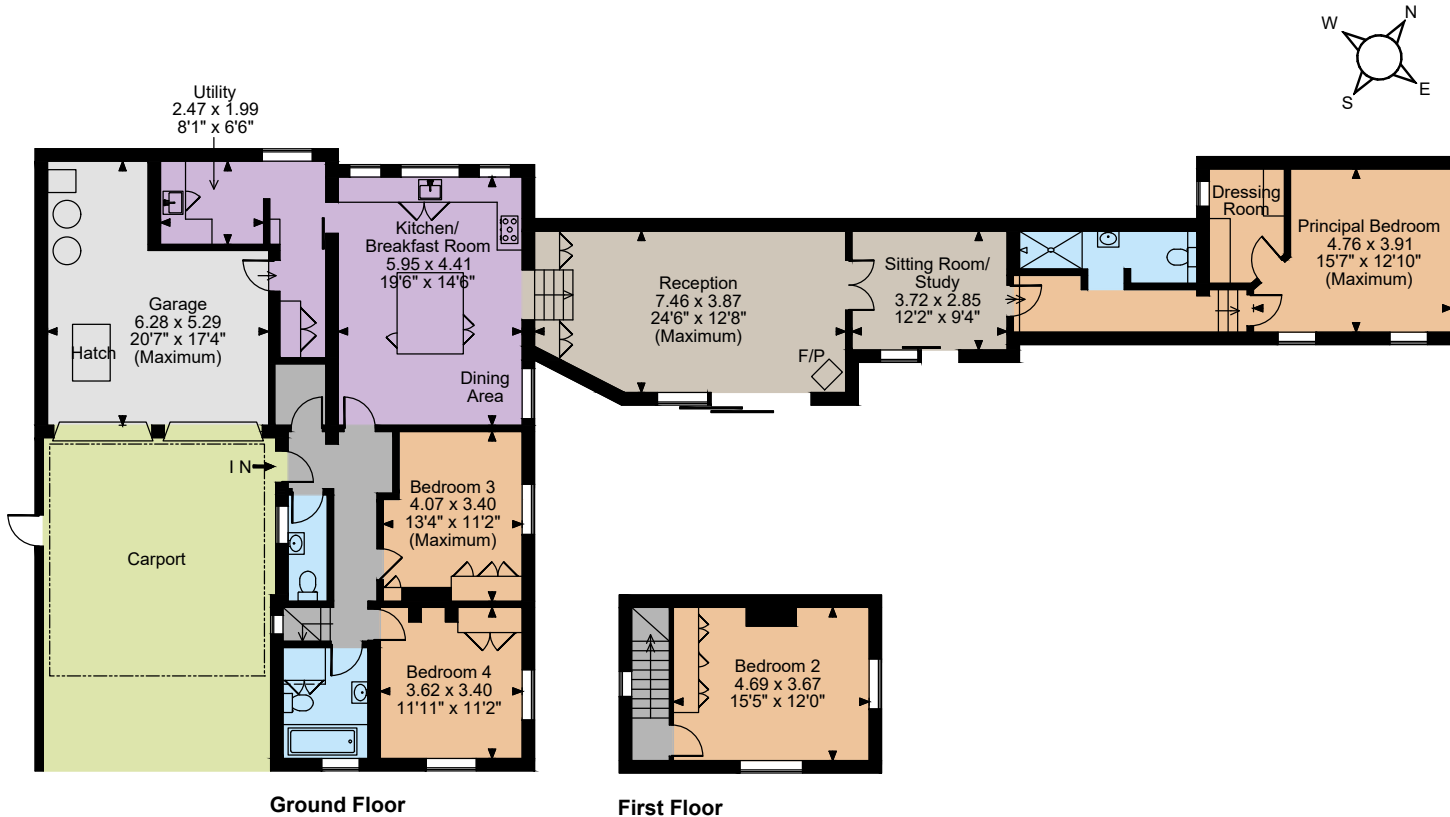
Key Locations

- Silent Pool
- Loseley Park
- Guildford Castle

Nearby Schools

- Tormead School
- Guildford High School
- Royal Grammer School Guildford
- St Catherine's School, Bramley





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 1,941 sq ft (180 sq m)

Garage internal area 295 sq ft (27 sq m)

Total internal area 2,236 sq ft (208 sq m)

For identification purposes only.

Directions

GU3 2JR

what3words: ///wider.buzzards.adjusting

General

Local Authority: Guildford Borough Council

Tel: 01483 505050

Services: All mains services

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

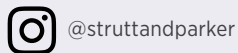
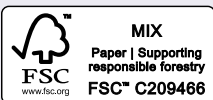
Guildford

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