



Willow Lodge, Wonersh Common, Wonersh, Guildford  
Surrey

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# Willow Lodge

## Wonersh Common, Wonersh, Guildford GU5 0PL

An impressive 6-bedroom home with a landscaped grounds, stabling and paddocks. Set in 7.76 acres

Wonersh village 500 metres, Chilworth train station 1.9 miles (London Waterloo via Guildford 51 minutes), Guildford 3.9 miles, A3 4.3 miles, Dorking 11.2 miles, M25 (Jct 10) 11.9 miles, London Gatwick Airport 25.2 miles, Central London 35 miles

Reception hall | Sitting/dining room | Family room | Study | Kitchen/breakfast room | Utility  
2 Cloakrooms | Principal bedroom with en suite bathroom | 5 Further bedrooms, 2 en suite  
Shower room | Laundry room | Outbuilding comprising 4 stable stalls, tack room and annexe with shower room | Hay shed | Garden  
Grounds 7.76 acres | EPC rating D

### The property

With tile-hung, decorative red-brick and exposed timber elevations, Willow Lodge is a handsome property which provides spacious, light-filled rooms with contemporary interior design and an environment ideally suited to modern lifestyles. A generous reception gives access into the impressive kitchen/breakfast and adjoining sitting/dining rooms which is reached by a step-level change, together forming the hub of the home. Filled with natural light, this sociable setting, has two sets of French doors and bi-folds which offer a seamless transition from the inside to the outside garden terrace. Fitted with sleek cabinetry and integral appliances, the kitchen features a large island unit, and an adjoining utility area with an external door. To the other side of the hall is a family room and a study, both featuring doors opening to the outside.

On the first floor, the principal bedroom is a luxurious retreat, with bi-folding doors to a south-facing balcony and a stylish en suite bathroom featuring a free-standing tub and walk-in shower cubicle. There are five further bedrooms, two which benefit from modern en suite facilities, along with a laundry room and a family bathroom, which complements the two cloakrooms on the lower level.

### Outside

Manicured evergreen hedging forms a boundary to the gardens immediately adjoining the house which are beautifully maintained and designed and take best advantage of the south and west facing aspects. An extensive terrace combining paving styles follows two sides of the house and is edged by low retaining walls of timber sleepers which also form an attractive multi-level garden feature with planting pockets accommodating the sloping plot. The garden is laid to lawn interspersed with specimen trees, with a willow tree at the centre of a naturalistic pond, and offers a timber-edged pathway of decorative slate chippings leading to an arbour and to the courtyard area alongside the stable block. The extensive outbuilding and fenced paddocks offer excellent equestrian facilities, with the block including a versatile-use annexe room with shower room.

### Location

In an idyllic, semi-rural setting with views over fields and woodland, the property is within easy reach of train services at Chilworth and to Wonersh village centre. The village offers a store and post office, medical surgery and pharmacy, green open space, cricket club and the highly-regarded pub – The Grantley Arms. Guildford is within easy reach with its comprehensive shopping, cultural and recreational facilities including The Surrey Sports Park, G Live and the Yvonne Arnaud Theatre. Both the A24 and the A3 give access to Central London, the M25, the national motorway network, Heathrow and Gatwick Airports and southwards to the coastline.

























## Floorplans

Willow Lodge Wonersh Common, Wonersh, Surrey

Main House internal area 4,518 sq ft (420 sq m)

Annexe internal area 289 sq ft (27 sq m)

Outbuilding internal area 1,159 sq ft (108 sq m)

Hay Shed internal area 145 sq ft (13 sq m)

Balcony external area = 64 sq ft (6 sq m)

For identification purposes only.



Commuters have access to rail services at Chilworth and Guildford stations for regular services to London Waterloo and Portsmouth. There are excellent schools in the vicinity, including Charterhouse, Prior's Field, St. Catherine's, Cranleigh, Aldro and St. Hilary's School

## Directions

From Guildford, join the A381 to the south and follow the road towards Horsham. On reaching Shalford, at the roundabout, take the 1st exit onto Kings Road/A248 which links to the B2128/Wonersh Common. The entrance to the property will be found on the right-hand side after approximately 1.4 mile.

## General

**Local Authority:** Waverley Borough Council

Tel: 01483 523333

**Services:** Mains water, electricity and drainage.

Air source heat pump.

**Council Tax:** The property is in Tax Band G

**Tenure:** Freehold

**Guide Price:** £3,350,000

## Guildford

215-217 High Street, Guildford, GU1 3BJ

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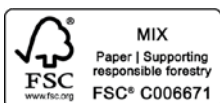
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