



Westbrooke Cottage, Womersley













## Property Description

Guide Price: £825k

- Highly desirable location with stunning views.
- Three-bedroom semi-detached family home.
- Impressive open plan kitchen/breakfast room.
- 2 further reception rooms.
- No onward chain.
- Council tax band: F; Tenure: freehold; EPC rating: D.

A rare opportunity to acquire this semi-detached character cottage with stunning views to the rear over open fields towards Chinthurst Hill.

Westbrooke Cottage offers spacious accommodation, arranged over 2 floors, with a double aspect sitting room with open brick-built fireplace, a separate dining/family room and a 26ft kitchen/breakfast room on the ground floor. The accommodation is complimented by 3 double bedrooms and a family bathroom on the first floor.

To the front of the property there is an enclosed garden with off road parking and to the rear there is a paved patio area leading to a mature, well stocked garden adjoining open fields.

Westbrooke Cottage is conveniently located just a short walk from Wonersh Village High Street. The Street not only displays one of Surrey's most quintessential collections of period properties but also offers you a local village store and post office, a doctors' surgery and pharmacy, Wonersh pre-school, a cricket club, two churches and a well-renowned pub. The Grantley Arms public house is a wonderful country retreat, dating back to the 15th century. Wonersh is situated within the Surrey Hills, an Area of Outstanding Natural Beauty, where a network of footpaths and bridleways weave through the idyllic surrounding countryside.

The village of Bramley lying approximately a mile west of Wonersh offers further shopping and dining opportunities and excellent golfing facilities at Bramley Golf Club. For a more comprehensive choice of amenities, the county town of Guildford is just a four-mile drive, not only renowned for its quaint cobbled High Street and picturesque riverside scenes but also offers an array of shops, restaurants and entertainment. There are regular train services to London Waterloo from Guildford, Godalming, and Farncombe.









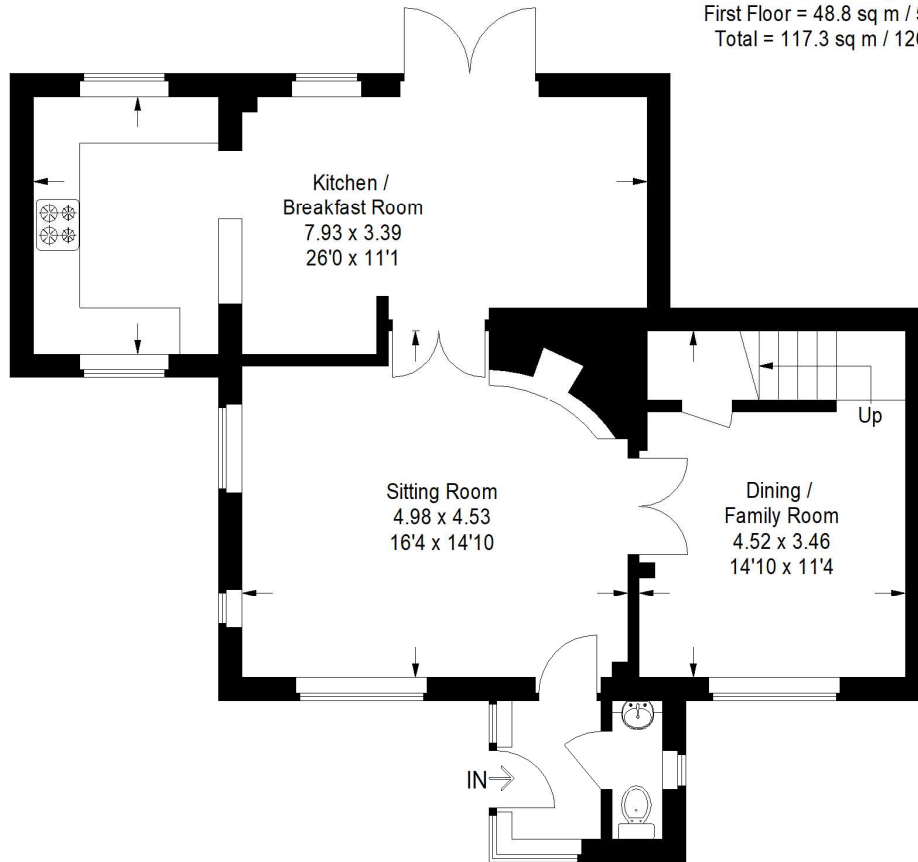




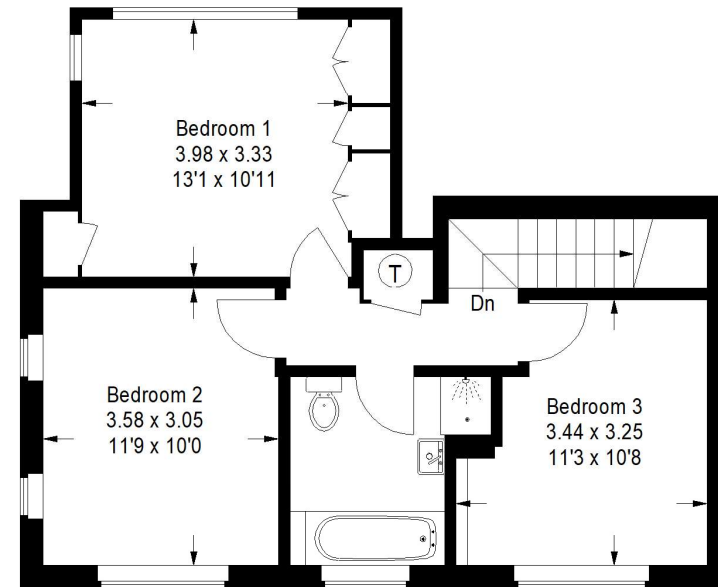
# Wonersh Common, Wonersh

Approximate Gross Internal Area  
 Ground Floor = 68.5 sq m / 737 sq ft  
 First Floor = 48.8 sq m / 525 sq ft  
 Total = 117.3 sq m / 1262 sq ft

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Ground Floor



First Floor







# Chantries & Pewleys

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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.

