



**Falcon Cottage,
Wonersh, GU5 0PR
Asking Price: £699,950 Freehold**

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ESTATE AGENT
Est. 1991

*** Character, semi-detached cottage * Three bedrooms * Two reception rooms ***
*** Good size garden * Semi-rural location adjoining farmland ***
*** South and west facing garden * EPC Rating: E ***

A character, semi-detached three bedroom cottage situated on the semi-rural edge of the village backing onto countryside. The accommodation is arranged over two floors with a sitting room and large conservatory off, enjoying bright and sunny southerly aspects over the garden, dining room, kitchen, ground floor cloakroom and utility area. On the first floor, there are three bedrooms and a family bathroom. Outside, the property is approached over a wide area of common land set back from the road, with garden gate leading to front, side and rear gardens that are bordered by farmland. The rear garden is of a good size and enjoys a bright and sunny south and westerly aspect. We highly recommend a visit to fully appreciate this character cottage and the potential on offer.

Wonersh is a pretty Surrey village situated South of Guildford, at the foot of Chinthurst Hill. The village has a well-stocked Village Store, lovely Pub, Church, Sports Club with Hall and Doctors Surgery. There are many clubs and societies suiting both families and adults and wonderful walks and leisure pursuits in the hills at Blackheath. The nearby town of Guildford is 3.3 miles with its mainline train services to London and Cranleigh being approximately 4.5 miles. Both offer a wide range of shopping facilities further amenities.

~ Accommodation ~

**Ground floor: Entrance ~ Dining Room: 12' 6" x 10' 6" (3.81m x 3.19m) ~ Kitchen: 15' 0" x 8' 6" (4.57m x 2.58m) ~ Cloakroom
Sitting Room: 15' 0" x 12' 5" (4.58m x 3.79m) ~ Conservatory: 11' 9" x 10' 5" (3.57m x 3.17m)**

**First Floor: Bedroom One: 15' 4" x 12' 8" (4.68m x 3.85m) ~ Bedroom Two: 11' 5" x 10' 8" (3.48m x 3.24m) ~ Bedroom Three: 9' 1" x 8' 2" (2.77m x 2.50m)
Bathroom**

Outside: ~ Store: 6' 1" x 5' 8" (1.85m x 1.73m)

Services: Private drainage, mains gas and electricity

Directions:

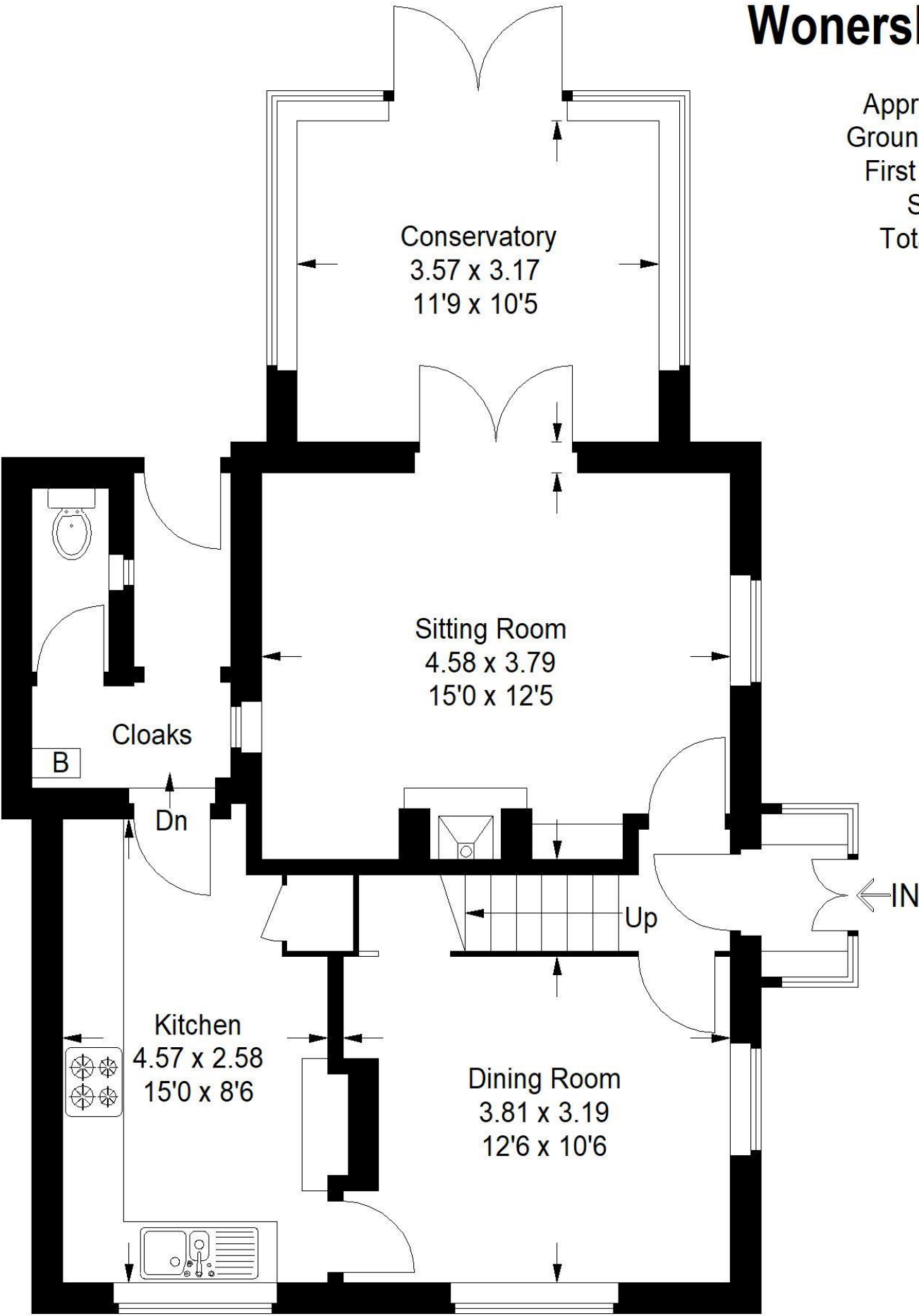
From our office turn right towards Guildford. Continue down the High Street, past the cricket green to the roundabout. Take the second exit and continue to the next roundabout at Gaston Gate Garage roundabout, turn right signposted Shamley Green and Wonersh. Proceed through Shamley Green and onto Wonersh. Carry on through the village, heading towards Shalford and Falcon Cottage can be found set back on the left hand side just before reaching the turning to Chilworth.

Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

Local Authority: Waverley Borough Council. **Tax Band:** F


Wonersh Common, Wonersh

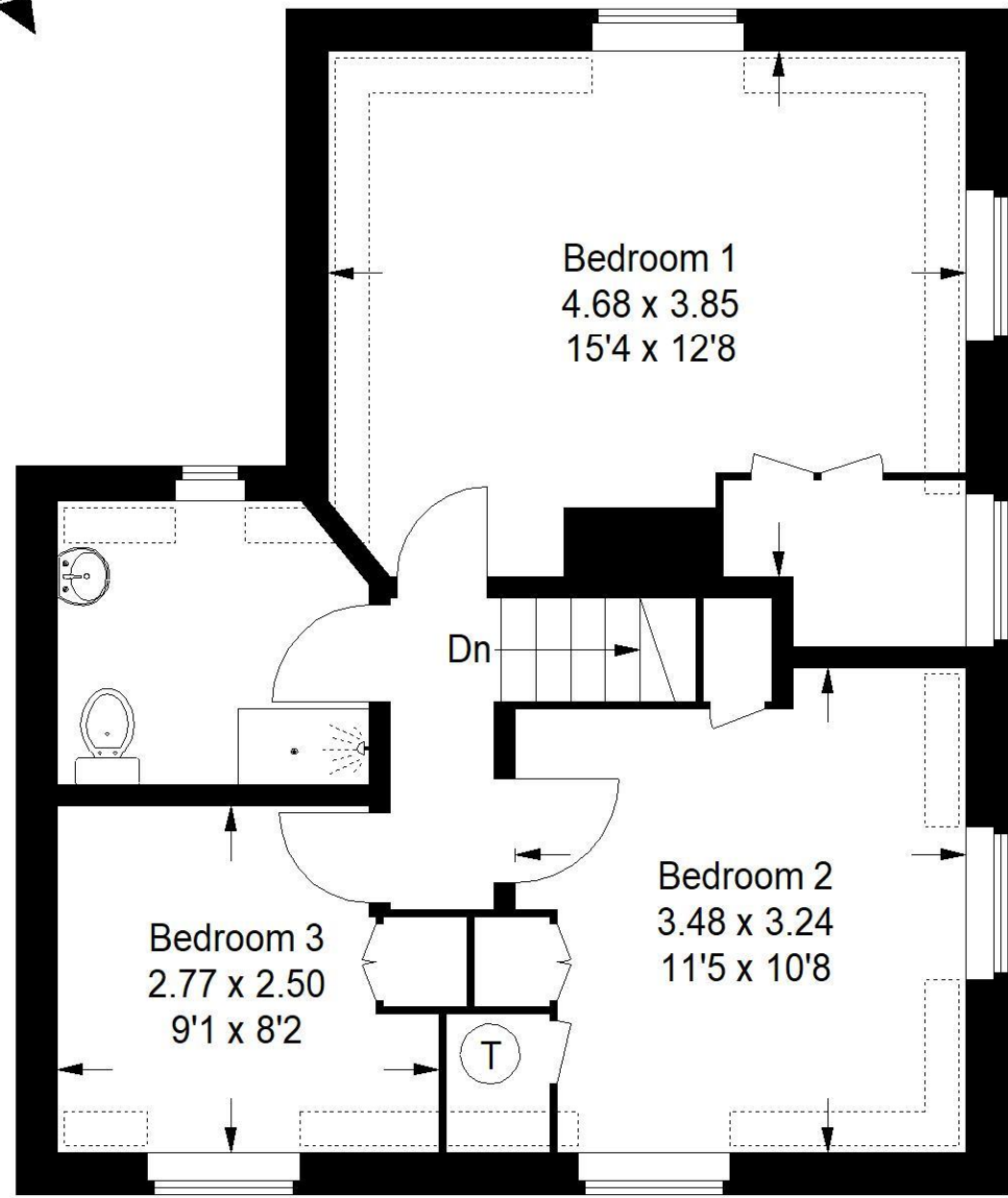
Approximate Gross Internal Area
Ground Floor = 67.3 sq m / 724 sq ft
First Floor = 45.7 sq m / 492 sq ft
Store = 5.1 sq m / 55 sq ft
Total = 118.1 sq m / 1271 sq ft



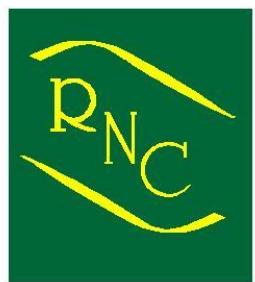
Ground Floor



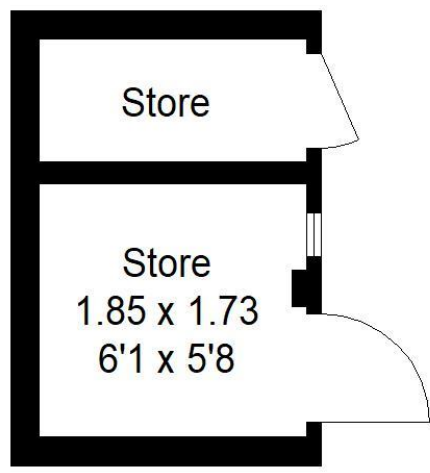
 = Reduced headroom
below 1.5 m / 5'0



First Floor



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.



(Not in position)



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