



PINEHURST

The Drive, Wonersh Park, Guildford, GU5 0QW



HILL CLEMENTS



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Surrey, GU5 0QW

In a highly regarded tree lined residential road within a short walk of the village shop, pub and doctor's surgery - a beautifully presented character family house with over 5,000 sq ft of excellent family orientated accommodation, set within a secluded 0.47 acre garden

5/6 BEDROOMS: 5 BATH/SHOWER ROOMS (4 EN SUITE): RECEPTION HALL: 3 CLOAKROOMS: DRAWING ROOM: SITTING ROOM: STUDY: LIVING ROOM: KITCHEN/DINING/FAMILY ROOM: BOOT ROOM: LAUNDRY ROOM: UTILITY ROOM: GARAGE: SECLUDED AND SUNNY 0.47 ACRE GARDEN

Wonersh village – 0.5 miles.

Main line station (Waterloo 38 mins) – 4 miles.

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THE LOCATION

Wonersh Park is a popular residential area of individual detached houses in attractive tree lined roads and Pinehurst is quietly situated at the rear of the Park with a south facing garden with a lovely wooded backdrop. The pretty village of Wonersh with its unspoilt street lined with period houses is within a short walk and has a general store, doctor's surgery and pharmacy, a fine pub, church and cricket green. Guildford is less than four miles away with its historic High Street and excellent shops, restaurants and bars and here the main line station provides a fast commuter service to Waterloo in 38 minutes and less. There are many sought after schools in the vicinity including nearby St Catherine's in Bramley, Longacre and Wonersh and Shamley Green Junior School in Shamley Green, Cranleigh, Prior's Field and Charterhouse. All of Guildford's popular schools are easily reached by car and bus and the village is surrounded by some lovely walking countryside, including nearby Blackheath.

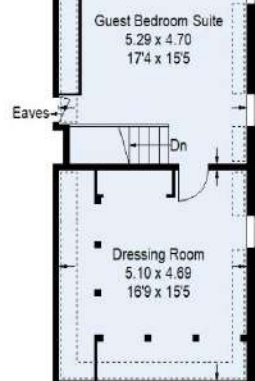
THE PROPERTY

Pinehurst is one of Wonersh Park's original houses dating from the late 1930's, and it has been comprehensively extended and upgraded over the last twenty years. The light and airy accommodation has been designed with a large family in mind with five bedrooms and four bathrooms in the main house with a further guest bedroom suite with large dressing room. On the ground floor there are four formal reception rooms with a very large kitchen/dining/family room with glazed doors to the garden. There is also a boot room, laundry room, utility room and three cloakrooms. The majority of the formal rooms face south with lovely views over the garden and sunlight floods through into the accommodation.

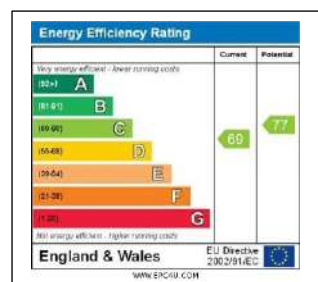
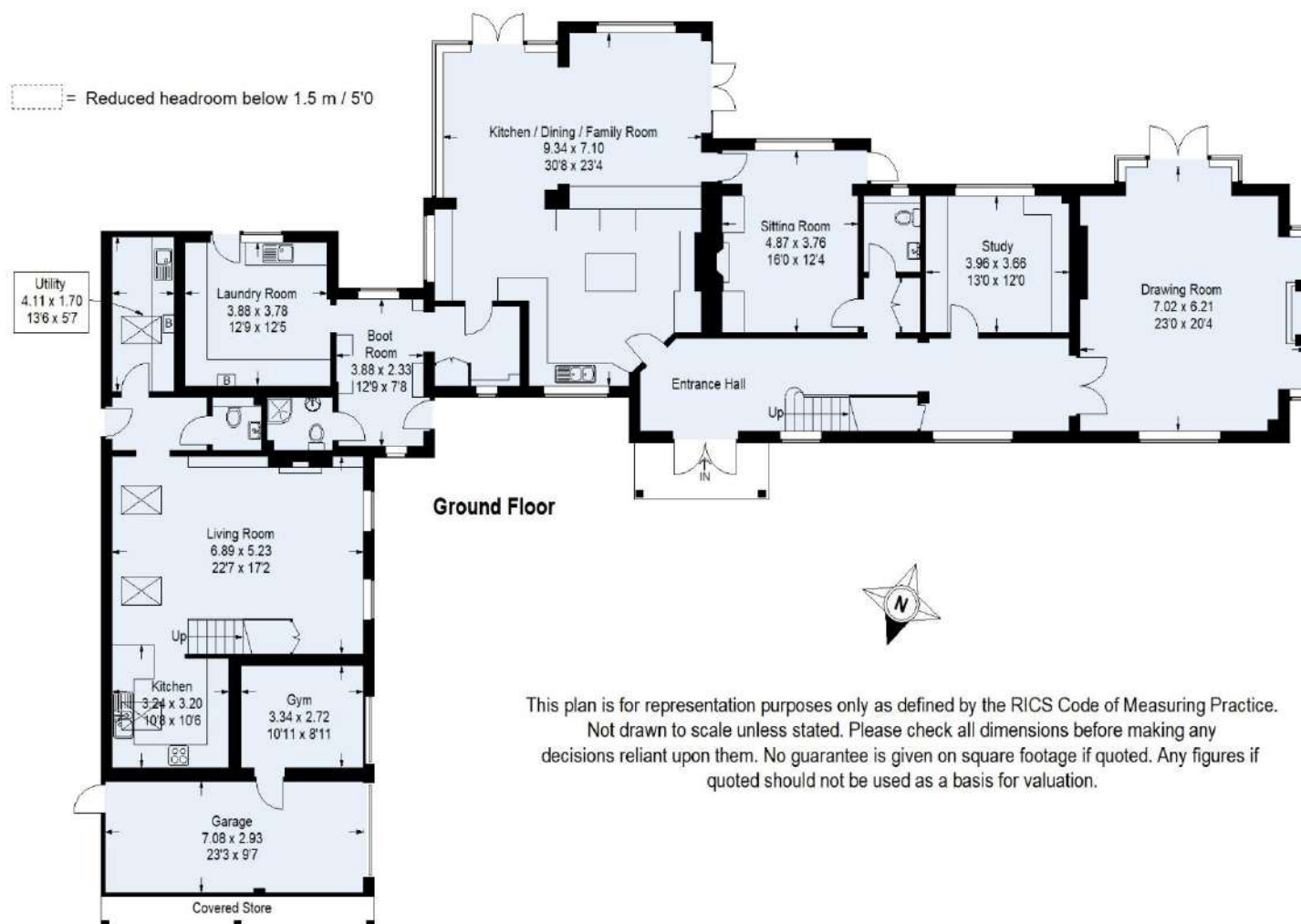




Approximate Gross Internal Area
 Ground Floor = 270.6 sq m / 2911 sq ft
 First Floor = 220.0 sq m / 2367 sq ft
 Gym / Garage = 31.2 sq m / 336 sq ft
 Total = 521.8 sq m / 5614 sq ft



= Reduced headroom below 1.5 m / 5'0"



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.

OUTSIDE

Pinehurst is approached via a large sweeping driveway with large car parking areas and a double garage, part of which is converted into a gym. The gardens are mature and very secluded and facing south at the rear, provide a lovely sunny and relaxing area for the whole family. There is a large entertaining terrace area adjoining the house and level lawns surrounded by mature trees and shrubs. In all the garden extends to approximately 0.47 acres.

DIRECTIONS

From Guildford's one way system take the A281 Horsham Road to Shalford and turn left at the mini roundabout and carry on into Wonerish. On reaching the village, follow the road around to the left, passing The Grantley Arms and take the second turning on the right into Wonerish Park. Bear right into The Drive and carry on passing the turnings to Grantley Avenue and Mellersh Hill Road, where Pinehurst will be found on the left.

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