



Grove Cottage

The Drive, Wondersh, Guildford, Surrey

Grove
Cottage



Grove Cottage is a handsome, Arts & Crafts inspired village residence.

An imposing, light-filled, detached family home with double garage and a landscaped garden, in a prestigious residential setting within easy reach of a wealth of amenities.



5 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



0.45 ACRES



FREEHOLD



VILLAGE



3,248 SQ FT



**GUIDE PRICE
£2,250,000**



The property

With architecture reflecting the craftsmanship of the Arts & Crafts movement, Grove Cottage is an impressive home with features including decorative brickwork, revealed timbers with white infills, multipaned and panelled windows and a striking chimney stack. Inside, neutral décor creates an oasis of calm sophistication with light and airy rooms providing more than 3200 sq. ft of refined accommodation arranged over two floors. Warm-toned wood flooring unifies from the entrance hall across reception areas which comprise an elegant drawing room and adjoining relaxed family/sitting room setting, both with stone fireplaces, whilst the formal dining room is adjacent offering the perfect spot to entertain.

A stunning kitchen/breakfast room connects to the bright garden room offering a convivial heart to the home where walls of glass blur the boundary between inside and outside. Fitted with sleek cabinetry and stone work surfaces, the kitchen includes an island unit and benefits from an adjoining utility room. A private study completes the lower level rooms.

A roomy landing gives access to four bedrooms and a family bathroom, with the principal room offering a luxurious retreat with stylish en suite bathroom featuring a freestanding tub and walk-in shower. A second stairway rises to independent quarters on the upper level offering a further bedroom and adjoining bathroom.











Outside

Sphere topped brick columns at the frontage mark the entry-point onto a swathe of gravelled hardstanding which provides parking for several cars and gives access to the detached double garage. With manicured high-level hedging to boundaries, the rear garden provides a secluded outdoor haven, with a large expanse of lawn, attractively planted beds and a group of white-barked silver birch trees at the far margin creating a striking visual feature. Paved terracing spans the rear of the house, punctuated by pretty beds with specimen trees, and there is direct access from the garden and drawing rooms offering a seamless transition. A gravel garden with attractive planting includes a central water feature, while a covered seating area provides a sheltered space to enjoy the garden in all weather conditions. In all the plot extends to just under 0.5 acre.

Location

The property occupies a desirable setting on a leafy residential lane on the southern fringes of Wonersh. 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 into London, the M25, the national motorway network, Heathrow and Gatwick Airports and southwards to the coastline. Commuters are provided with rail services at Chilworth and Guildford stations for journeys 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.



Distances

- Wonersh village centre 600 metres
- Guildford 4.5 miles
- Central London 36 miles

Nearby Stations

- Chilworth 2.5 miles
- Guildford 4.3 miles

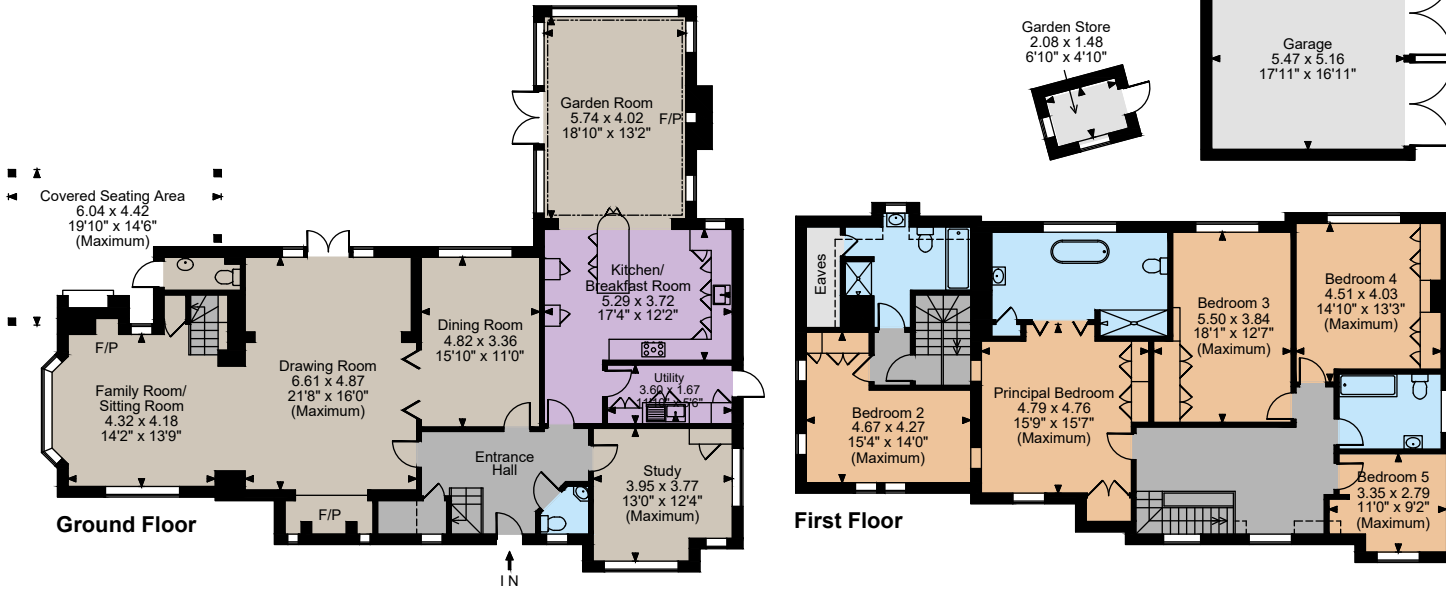
Key Locations

- Loseley Park (House & Parkland grounds)
- Albury Heath (Heritage Trails)
- Winkworth Arboretum (National Trust)

Nearby Schools

- Wonersh and Shamley Green Primary School
- Cranleigh School
- Charterhouse
- St Catherine's
- Royal Grammar School
- Tormead
- Guildford High School
- Godalming Sixth Form College





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 3,248 sq ft (302 sq m)

Garage internal area 304 sq ft (28 sq m)

Garden store internal area 33 sq ft (3 sq m)

Total internal area 3,585 sq ft (333 sq m)

For identification purposes only.

Directions

GU5 0QW

///what3words:kinks.simple.hooked - brings you to the driveway

General

Local Authority: Guildford Borough Council

Tel: 01483 505050

Services: Mains water, gas, electricity and drainage.

Council Tax: Band G

EPC Rating: D

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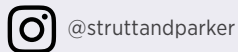
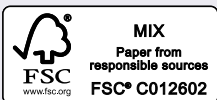
Guildford

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