CURCHODS







35 New Road

Wonersh, Surrey, GU5 0SF

3 Bedrooms | 3 Bathrooms | 3 Reception Rooms

Offers in excess of £800,000

Freehold



An immaculately presented home that offers light, spacious and versatile accommodation arranged over two floors. At the heart of the property is a superb open-plan Shaker-style kitchen/dining room, featuring high-specification cabinetry and a central island. A convenient utility room complements the kitchen, while the generous sitting room flows seamlessly into a versatile conservatory. The ground floor also benefits from a well-proportioned/versatile third bedroom, served by a stylish modern shower room. Upstairs, the impressive principal bedroom enjoys a large en-suite shower room, while bedroom two benefits from the use of a contemporary family bathroom. Externally the property boasts a wonderful landscaped rear garden with mature borders and trees. A large driveway to the front provides off street parking for several cars. Nestled in the idyllic village of Wonersh, surrounded by the beautiful Surrey Hills Area of Outstanding Natural Beauty.





EPC C | Council Tax Band F

Charges (if applicable):

Key Features

- Beautifully presented home with light filled accommodation
- Superb open-plan Shaker-style kitchen/dining room with central island
- Generous sitting room opening seamlessly into a flexible conservatory
- Convenient utility room providing excellent practical space
- Ground-floor third bedroom and modern shower room – ideal for guests or flexible living
- Impressive principal bedroom with large en-suite shower room
- Extensive recently landscaped garden with mature borders
- Driveway provides off street parking for several cars

Location

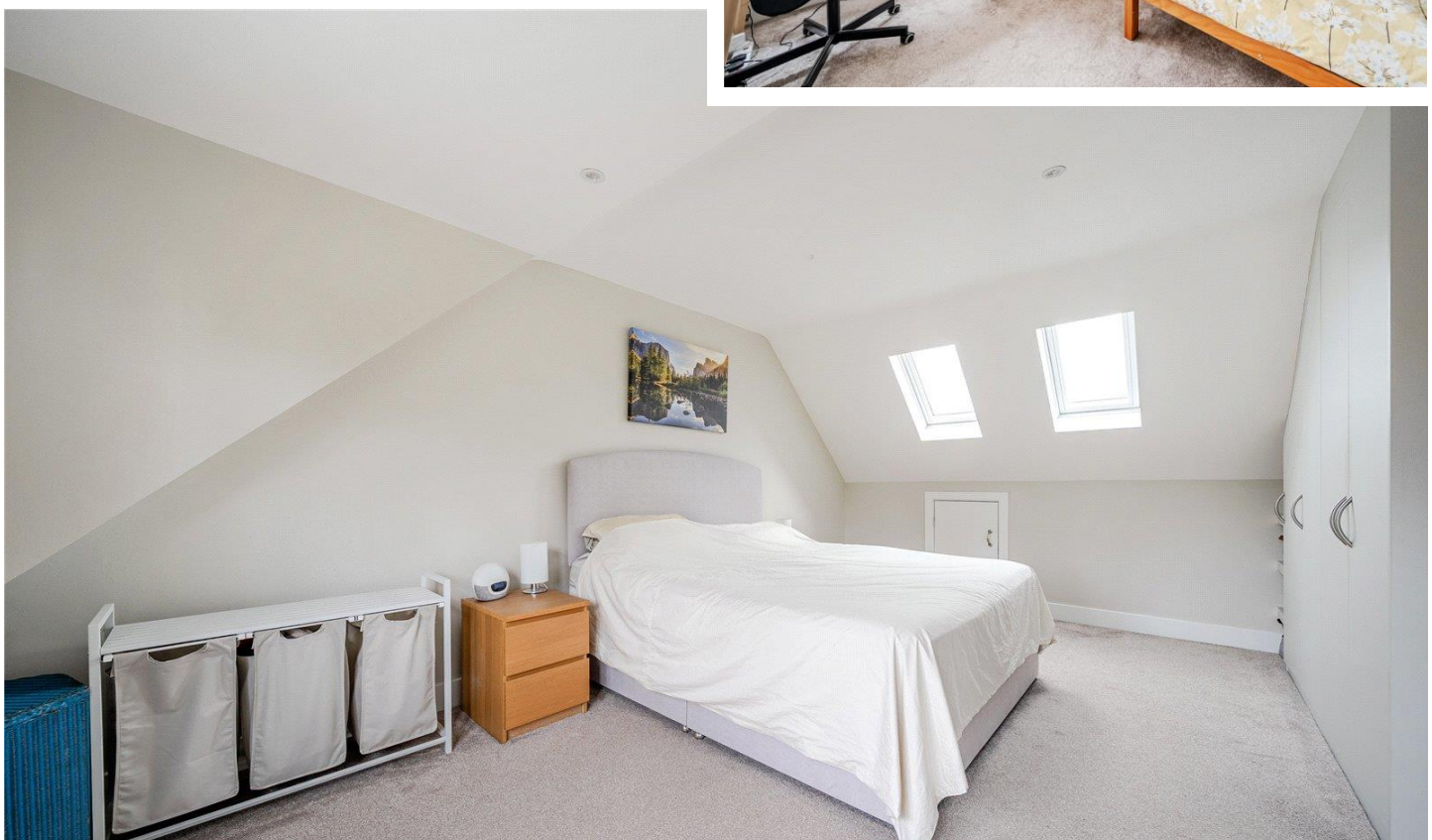
Wonersh is one of the prettiest villages in the Surrey Hills, with immediate access to miles of beautiful walking and riding countryside. Wonersh offers an excellent range of local amenities, including a village shop, Post Office, chemist, doctor's surgery, historic parish church, The Grantley Arms public house, bowls club, village social club and a thriving cricket club, all contributing to the village's strong sense of community. Further shopping and everyday facilities can be found in nearby Bramley and Godalming. Shalford railway station provides convenient links to Guildford, which lies approximately 3.5 miles away and offers an extensive range of shopping, social, educational and recreational amenities, together with fast and frequent rail services to London Waterloo in around 38 minutes. The A3 at Guildford provides excellent road connections to London, the south coast and, via the M25, Heathrow and Gatwick airports.

Additional Information

Our client has advised the property has mains drainage, gas, electric and water. The property also benefits from broadband and mobile phone signal.

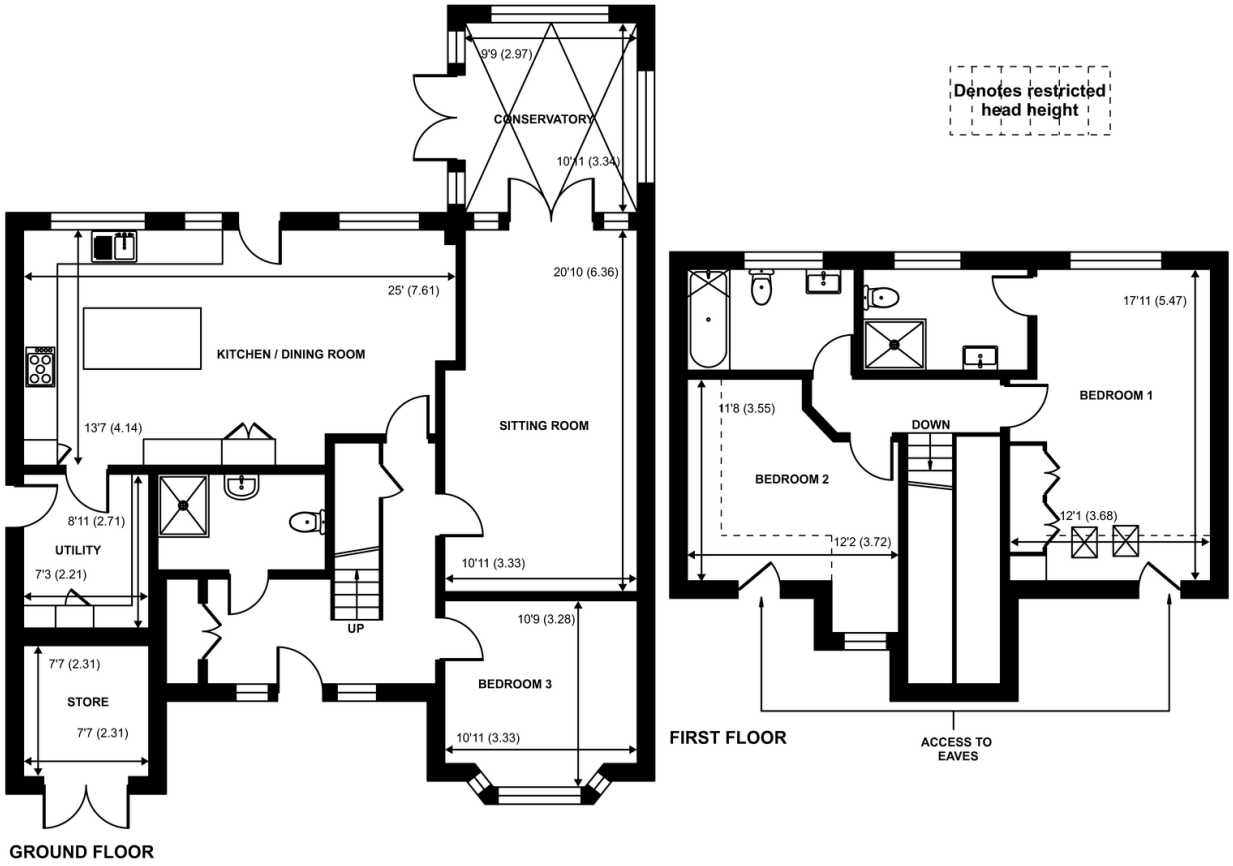






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Approximate Area = 1558 sq ft / 144.7 sq m (excludes void)
Limited Use Area(s) = 65 sq ft / 6 sq m
Store = 55 sq ft / 5.1 sq m
Total = 1678 sq ft / 155.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1512865

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Reference: CHD261984

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