

CHAMOMILE COTTAGE







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WONERSH COMMON, WONERSH, SURREY, GU5 0PJ

A quintessential two-bedroom Victorian ironstone cottage, perfectly positioned in the heart of the sought-after village of Wonersh. Offering a cosy sitting room with open fireplace, a bright open-plan kitchen/dining space, a south-easterly facing rear cottage garden and private driveway parking for two cars.

- Sitting room with open fireplace and built-in shelving
- Spacious open-plan kitchen/dining room with utility area
- Two double bedrooms, including one with a built-in wardrobe
 - Stylish family bathroom
- Private and well-maintained rear garden with timber shed
- Gravelled driveway with off-street parking for two cars
 - Excellent central location in Wonersh village



THE LOCATION

Wonersh is one of Surrey's most attractive villages, set within the Surrey Hills Area of Outstanding Natural Beauty. The village is home to a well-regarded pub, shop and post office, church, pharmacy, doctors' surgery, and a vibrant community centred around the cricket green.

Outdoor pursuits are plentiful, with excellent walking, cycling and riding routes accessible from the doorstep. Just four miles away, Guildford offers a wide range of shopping, dining and cultural options, including the Yvonne Arnaud Theatre and G Live. There is a fast and frequent rail service from Guildford to London Waterloo in around 35 minutes, and the A3/M25 provide easy access to Heathrow, Gatwick and central London.



THE PROPERTY

A Characterful Victorian Home in the Heart of the Surrey Hills

Chamomile Cottage is a delightful two-bedroom Victorian country cottage, full of charm and character, set in the highly sought-after village of Wonersh. Tucked between the village common and cricket green, the cottage enjoys an enviable position with easy access to local amenities and beautiful countryside.

Approached via a gravelled private driveway with parking for two vehicles, the cottage is set back behind its original boundary wall. A solid oak front door opens into a welcoming entrance porch, leading into a cosy sitting room. This space enjoys a sunny westerly aspect and features a character fireplace with an open hearth and built-in shelving on either side—perfect for quiet evenings at home.

From here, a short inner hallway opens into a spacious open-plan kitchen and dining room. The kitchen is designed in a timeless shaker style, with ample storage, a farmhouse ceramic sink under a large garden-facing window, and space for a freestanding oven and dishwasher. A useful utility area sits to one side, and a stable door opens to the side return and rear garden.

Upstairs, there are two comfortable double bedrooms. The principal bedroom benefits from a built-in wardrobe and attractive westerly views. The second bedroom also benefits from built-in storage and the most beautiful easterly views towards Barnett Hill, and is flooded with morning sunlight from the windows. At the end of the landing is a well-appointed family bathroom—light, bright, and in keeping with the traditional feel of the cottage.

The rear garden is a real highlight—well planted and thoughtfully landscaped. The patio near the house is edged by a raised bed—perfect for flower planting, a kitchen garden or growing vegetables. A single step leads to a level lawn bordered by mature flowerbeds, with a beautiful silver birch as a focal point, in addition to three mature apple trees. At the far end of the garden is a large timber-built garden shed and a compost area.





INFORMATION

SERVICES

Mains water, gas, electricity and drainage, gas-fired central heating, broadband

TENURE

Freehold

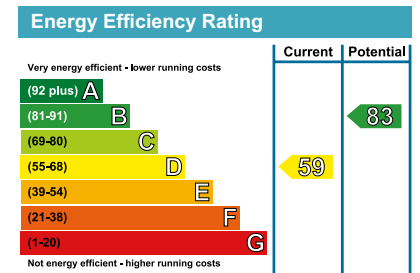
LOCAL AUTHORITY

Waverley Borough Council 01483 523333





Approximate Gross Internal Area
783 sq. ft / 72.77 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

