

6 LAWNSMEAD







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WONERSH, SURREY. GU5 0PQ

A quintessential two-bedroom, two-bathroom Victorian Cottage, perfectly positioned in the heart of the highly sought-after village of Wondersh. Beautifully presented throughout, the property offers superb open-plan living, complemented by the rare benefit of a detached single garage and separate private parking area.

- Fully refurbished in 2022
- Open-plan living, dining and country-style kitchen
 - Utility/boot room
 - Ground floor shower room
- Two double bedrooms, including one with a recessed wardrobe
 - Luxurious family bathroom
- Private rear garden and generous lawned front garden
 - Separate private parking area with single garage
 - Central village location



THE PROPERTY

Wonersh has a rich and fascinating history. From the late 14th to early 17th centuries, it was renowned for producing a fine woollen cloth known as 'Wonersh Blue', traded across Europe, the Canary Islands and as far afield as India. As weaving declined, the village returned to its agricultural roots, with employment later supported by Gosden Tannery between Wonersh and Bramley. The cottages at Lawnsmead were built in 1872 to house tannery workers and today form part of the village's charming historic fabric.

No. 6 Lawnsmead is a delightful Victorian country cottage, rich in character and thoughtfully reimaged for modern living. Acquired by the current owners in 2022, the property has undergone an extensive and high-quality refurbishment.

The ground floor has been reconfigured to create a light-filled, open-plan living, dining and kitchen space—ideal for both entertaining and everyday living. A newly installed wood-burning stove provides a warm and inviting focal point. The renovation programme also included a full rewire, installation of gas-fired central heating with underfloor heating, upgraded lighting, and elegant double-glazed sash windows throughout.

While the front door opens directly into the main reception space, the rear entrance is equally appealing, leading into a practical and stylish boot room—perfect after countryside walks. From here, a beautifully appointed ground floor shower room features striking tiling, period-style fittings, and a coordinated suite.





The kitchen is finished in a classic country shaker style, offering ample storage alongside integrated appliances, including a fridge/freezer, dishwasher, and electric oven with induction hob, a particular feature is a stunning butler sink. Stone worktops provide a modern feel to this stunning country kitchen.

Upstairs, the staircase has been thoughtfully redesigned to provide a gentle rise to the first floor. The principal bedroom enjoys a lovely westerly aspect, with views towards Chinthurst Hill. The second double bedroom is equally well-presented.

The family bathroom has been sympathetically enlarged and finished to a high standard, featuring a freestanding bath and elegant fittings that complement the cottage's character.

Outside, the rear garden provides a private patio area ideal for al fresco dining. To the front, a generous lawn is framed by mature planting and enjoys a desirable westerly aspect, making it a wonderful sun trap.

A particularly rare feature is the separate private parking area at the entrance to Lawnsmead, which includes a single garage, additional gravelled parking, and further garden space. Subject to the usual consents, this area may offer potential for a home office or studio.





THE LOCATION

Wonersh is widely regarded as one of Surrey's most attractive villages, set within the Surrey Hills Area of Outstanding Natural Beauty. The village offers an excellent range of amenities, including a well-regarded pub, village shop and post office, church, pharmacy, and doctors' surgery, alongside a thriving community centred around the picturesque cricket green.

The surrounding countryside provides exceptional opportunities for walking, cycling, and riding. Just four miles away, Guildford offers a comprehensive range of shopping, dining, and cultural attractions, including the Yvonne Arnaud Theatre and G Live. Fast and frequent rail services from Guildford to London Waterloo take approximately 35 minutes, while the A3 and M25 provide convenient access to Heathrow, Gatwick, and central London.

INFORMATION

SERVICES

Mains water, electricity, gas and drainage. Gas-fired central heating. Broadband available.

TENURE

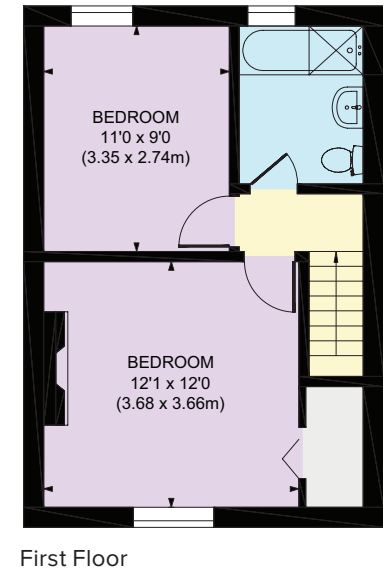
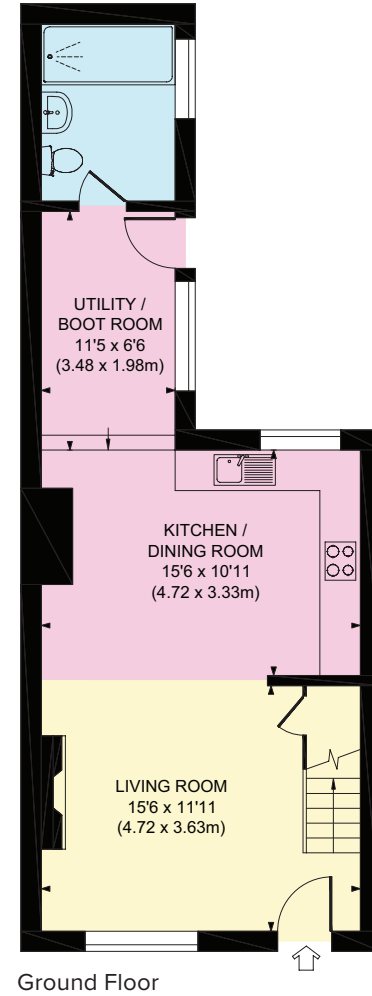
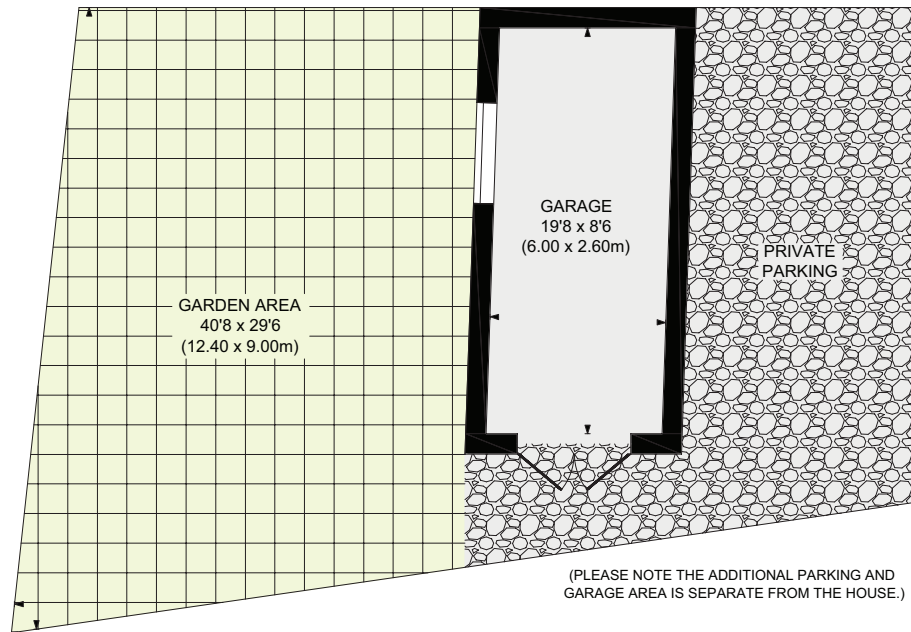
Freehold

LOCAL AUTHORITY

Waverley Borough Council – 01483 523333



Approximate Gross Internal Area
 Main House: 856 sq ft / 79.58 sq m
 Garage: 168 sq ft / 15.60 sq m
 Total: 1,024 sq ft / 95.18 sq m



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 73 | 88 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |

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.

