



**LOTTIES**  
The Drive, Wonersh Park,  
Guildford, Surrey, GU5 0QW

**HILL CLEMENTS**

## **LOTTIES**

**The Drive, Wonersh Park, Guildford, Surrey, GU5 0QW**

**A very attractive thatched family house of great charm and character, beautifully modernised throughout, with many character features and set within 0.47 of an acre at the entrance of highly regarded Wonersh Park**

**4 BEDROOMS: 2 BATHROOMS (ONE EN SUITE): ENTRANCE AREA WITH CLOAKROOM: LARGE PANELLED AND BEAMED DINING HALL: BEAMED SITTING ROOM: STUDY: KITCHEN OPENING TO CONSERVATORY: LARGE UTILITY ROOM: GAS CENTRAL HEATING: DETACHED GARAGE: LARGE OUTBUILDING/HOME OFFICE: MATURE 0.47 ACRE GARDEN**

**Guildford (Waterloo 38 minutes) - 3.5 miles**

**PRICE GUIDE: £1,350,000 FREEHOLD**

### **Situation**

Lotties is situated in a prominent position at the entrance of popular Wonersh Park, a highly regarded residential area of individual character houses set in mature and secluded grounds. The delightful village is only a short walk away with its pretty street lined with charming period houses, village shop, pub, church and cricket green all surrounded by lovely countryside. Guildford with its historic cobbled High Street, comprehensive range of shops and shopping malls and numerous restaurants and bars is only three and a half miles away and the main line station provides a fast service to Waterloo in 38 minutes. There are several schools in the vicinity including St Catherine's School for Girls in Bramley, Cranleigh School and Longacre Preparatory School in Shamley Green.

### **Description**

Lotties is the most striking and prominent property in Wonersh Park, and one of the original houses to have been built by Gazes, in the 1930's. The house has many fine features, including beamed ceilings, oak window frames with leaded light windows and oak latch doors. Recently the house has been tastefully modernised and altered to provide many quality modern features within a character shell. There are four bedrooms and two re fitted bathrooms on the first floor. On the ground floor there is a large reception/dining hall, a delightful sitting room, study, a kitchen that opens into a fine conservatory, a large utility room and re fitted cloakroom. Outside there is a large outbuilding/home office, a detached garage and a mature garden which surrounds the house.

## Ground Floor

Arched studded oak front door to **Entrance Area** with ceramic tiled flooring,

**Cloakroom** with WC, wash basin and ceramic tiled flooring

Large **Reception/Dining Hall** oak flooring, part panelled to dado height, under stairs cupboard, painted beamed ceiling, seating area with glazed double doors to terrace and garden, oak staircase

**Sitting Room** brick fireplace, beamed ceiling, feature arched window

**Study** wood effect flooring

**Kitchen opening to Conservatory** fitted with a range of hand painted units with black granite work surfaces, Franke sink, integrated Miele dish washer, pull out bin, work surfaces with drawers and cupboards below and wall units above, alcove housing Belling range cooker with cooker hood above, beamed ceiling, ceramic tiled flooring, original bell pull system, walk in larder with shelving and space for fridge/freezer, wide opening to

**Conservatory** with fitted blinds, matching flooring and wide double doors to terrace and garden

**Utility Room** with range of units, stainless steel sink, wood effect work surfaces with drawers and cupboards below and wall units above, plumbing for washing machine and space for dryer, boiler cupboard with Potterton gas boiler, ceramic tiled flooring, part glazed door to garden

## First Floor

**Landing** hatch to roof space

**Bedroom 1** range of fitted bedroom furniture with dressing table, drawers and cupboards, built in wardrobe, door to

**En Suite Bathroom** with suite comprising bath in tiled surround, WC with concealed cistern, and cupboards either side, large vanity wash basin, walk in double shower cubicle with large shower rose, heated towel rail, part panelled walls to dado height, ceramic tiled flooring

**Bedroom 2** brick fireplace with cupboards and book shelving to one side, built in wardrobe

**Bedroom 3** double airing cupboard

**Bedroom 4** built in wardrobe

**Bathroom 2** bath with pull out hand shower in tiled and panelled surround, WC, wash basin, corner shower cubicle with large shower rose, heated towel rail, Travertine floor tiling

## Outside

**Home Office** with light and power

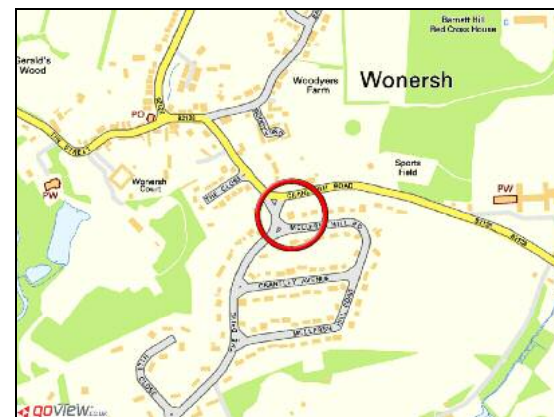
**Detached Garage** with Gardeners WC at the rear and further Outside WC



**The Garden** completely surrounds the house and offers an attractive and mature setting. A tarmac driveway leads through double gates to a parking and turning area and a five bar gate leads to a wash down area in front of the garage. A sunny terrace area adjoins the house at the rear with steps down to a lawn with central stone feature. There are herbaceous borders, well stocked with mature shrubs and trees, and a pathway leads from a rear gate through the garden to the rear door. There is a further area of lawned garden area and mature shrubs to the front. In all the garden extends to approximately 0.47 of an acre

## Directions

From Guildford take the A281 Horsham Road and continue to Shalford village. Turn left at the roundabout signed to Wonersh and continue into the village. Carry on left, passing the Grantley Arms on the right and take the third turning on the right into Wonersh Park. Lotties will then be found immediately on the left hand side.



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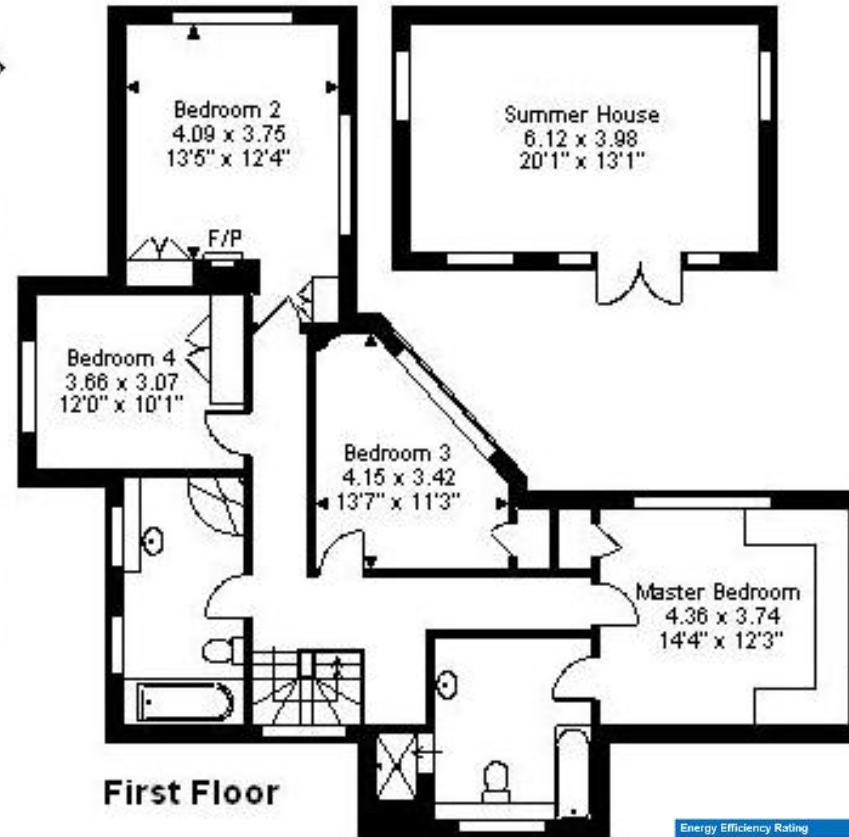
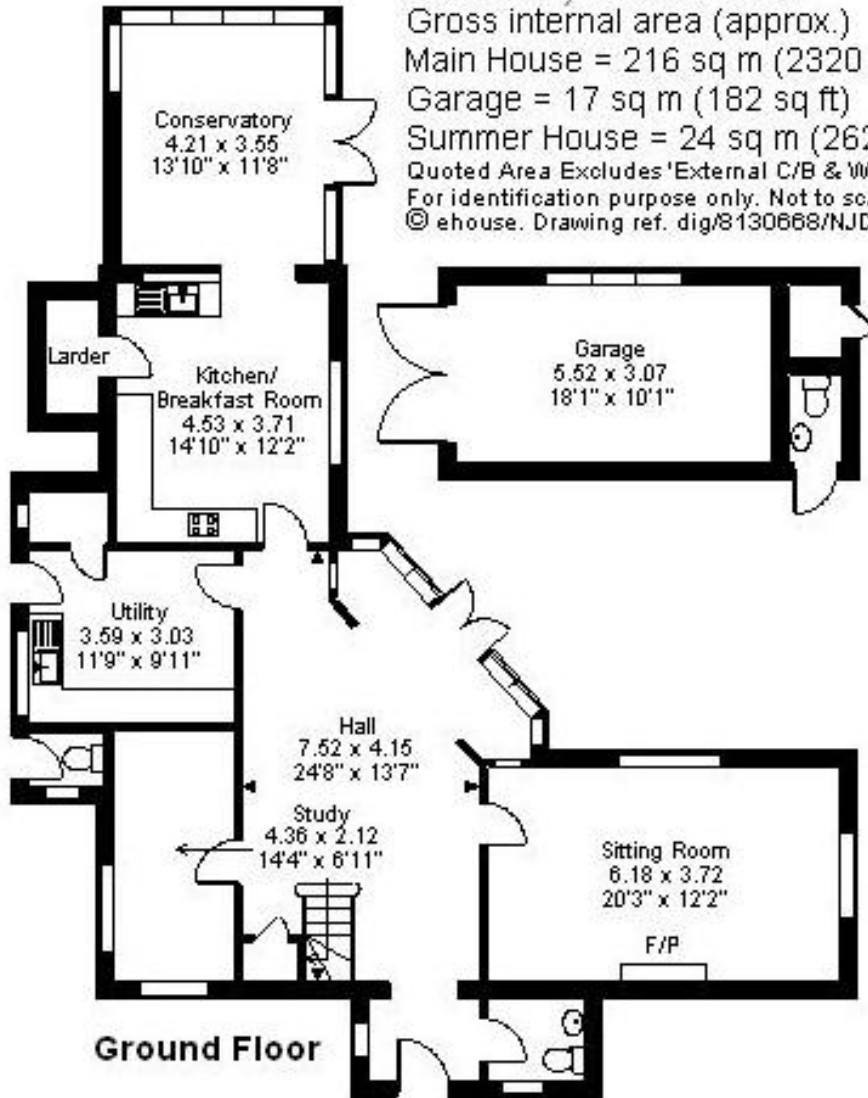


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# Lotties, Wonersh

Gross internal area (approx.)  
 Main House = 216 sq m (2320 sq ft)  
 Garage = 17 sq m (182 sq ft)  
 Summer House = 24 sq m (262 sq ft)  
 Quoted Area Excludes 'External C/B & W.C.'  
 For identification purpose only. Not to scale.  
 © ehouse. Drawing ref. dig/8130668/NJD



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower energy costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
32-35 kWh/m <sup>2</sup> A			102 gwh/m <sup>2</sup> A		
31-31 kWh/m <sup>2</sup> B			101-115 gwh/m <sup>2</sup> B		
29-34 kWh/m <sup>2</sup> C			100-110 gwh/m <sup>2</sup> C		
25-29 kWh/m <sup>2</sup> D			105-120 gwh/m <sup>2</sup> D		
21-24 kWh/m <sup>2</sup> E	54	54	109-130 gwh/m <sup>2</sup> E	48	48
19-20 kWh/m <sup>2</sup> F			111-130 gwh/m <sup>2</sup> F		
17-18 kWh/m <sup>2</sup> G			112-120 gwh/m <sup>2</sup> G		
Not energy efficient - higher energy costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	