



4 GREAT TANGLEY BARNS

Wonersh, Surrey, GU5 0PT



HILL CLEMENTS

4 GREAT TANGLEY BARN

Wonersh Common, Wonersh, Guildford, Surrey GU5 0PT

A four bedroom Grade II listed barn conversion quietly tucked away off Wonersh Common with many appealing features, close to local amenities and superb countryside.

- 4 BEDROOMS
- 3 BATH/SHOWER ROOMS
- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- KITCHEN/DINING ROOM
- UTILITY ROOM
- GROUND SOURCE HEAT PUMP
- SOUTHERLEY ASPECT TO GARDEN
- CAR PORT & PRIVATE PARKING
- EPC RATING C
- Waverley Borough Council, tax band G
£3,739.41 2023/24.

Wonersh 0.5 mile

Guildford (Waterloo 38 mins) – 3.5 miles

The Location

Great Tangley Barns are conveniently located in between the villages of Wonersh and Shalford in a peaceful rural location in the Surrey Hills, Area of Outstanding Natural Beauty. The excellent village shop, the Grantley Arms, the doctor's surgery and pharmacy are easily accessible along with the village amenities that Shalford also offers. The house has footpaths & bridleways on its doorstep leading to glorious countryside including Chinthurst Hill and Blackheath Common Guildford is only just over three miles away with its historic High Street and excellent shops, restaurants and bars. Here the main line station provides a fast commuter service to Waterloo in 38 minutes. Wonersh is well served by a number of schools, including Wonersh and Shamley Green Junior School, Longacre, St Catherines's in nearby

Bramley and Tillingbourne Junior School in adjacent Chilworth.

The Property

No 4 Great Tangley Barns is just one of four unique conversions of the original period, Grade II listed barns that formed Great Tangley Manor Farm. As with many conversions the accommodation is versatile in its use and suits a broad cross section of purchasers. The majority of the accommodation is on one level with all rooms have doors accessing the terrace and south facing gardens. There are also two bedrooms and a bathroom on the first floor. There is a large open plan sitting room and dining room with log burner, which in turn leads to the kitchen. All fittings and sanitary ware are of excellent quality.

There is a parking area on the far side of the property with steps leading to the front door and a broad terraced seating area. On the southerly side of the house a well established beech hedge allows for a pleasant enclosed area of lawn which gets plenty of sun.

Photographs taken Summer 2021

Directions

From Guildford's one way system take the A281 Horsham Road to Shalford and turn left at the mini roundabout at the cricket green into Kings Road, signed to Wonersh. Continue along here, passing the turning to Chilworth and a short distance afterwards turn left. Follow this road for approximately 1/3 mile and bear around to the left. Pass the outbuildings on your right and the parking area for No4 will be beyond the barn on the left.



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www.hillclements.com

01483 300 300

6 Quarry Street, Guildford, Surrey, GU1 3UR
info@hillclements.com





