



DOLPHINS

Bracken Close, Wonersh Park, Guildford, GU5 0QS



HILL CLEMENTS



DOLPHINS

Bracken Close, Wonersh Park, Guildford,
Surrey GU5 0QS

Tucked away towards the end of highly regarded Wonersh Park, within a short walk of the village shop, pub and doctor's surgery - a beautifully presented family house with bright contemporary styled family orientated accommodation, set within a fantastic 0.85 acre garden with river frontage

**4 BEDROOMS: 3 BATH/SHOWER ROOMS:
DINING HALL/FAMILY ROOM: CLOAKROOM:
SITTING ROOM: STUDY: SNUG:
KITCHEN/BREAKFAST/DINING ROOM: UTILITY
ROOM: DETACHED DOUBLE LENGTH GARAGE:
WONDERFUL SOUTH WEST BACKING 0.85 ACRE
GARDEN WITH LARGE ENTERTAINING
TERRACE AND RAISED SEATING AREAS WITH
WOODED VIEWS, RIVER FRONTAGE**

Wonersh village – 0.75 miles.

Main line station (Waterloo 38 mins) – 4 miles.

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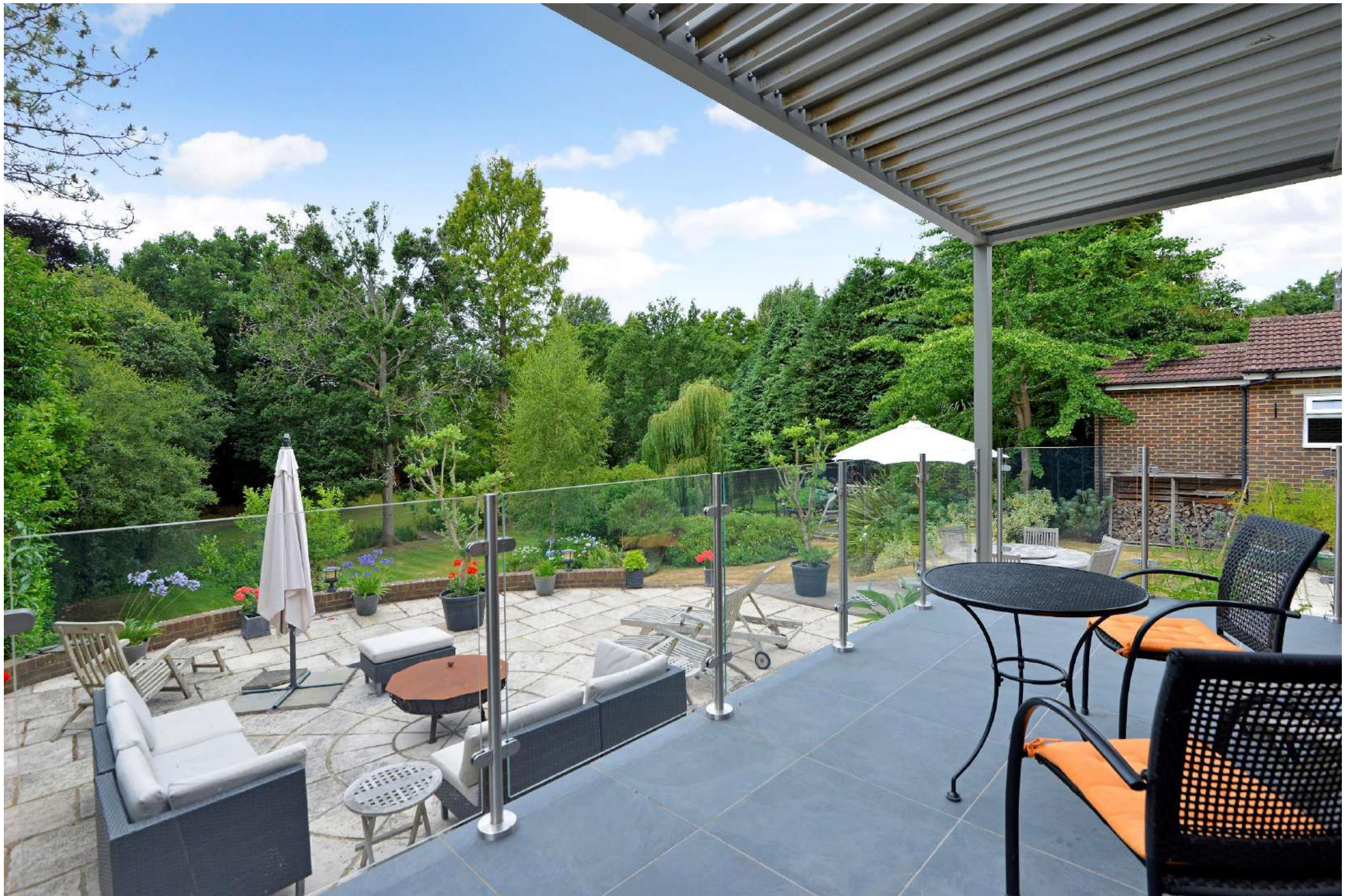


THE LOCATION

Wonersh Park is a popular residential area of individual detached houses in attractive tree lined roads, and Dolphins is quietly situated at the end of the Park with a south west backing rear garden with a lovely woodland atmosphere and river frontage. The pretty village of Wonersh with its unspoilt street lined with period houses is within walking distance and has a general store, doctor's surgery and pharmacy, a fine pub, church and cricket green. Guildford is less than four miles away with its historic High Street and excellent shops, restaurants and bars and here the main line station provides a fast commuter service to Waterloo in 38 minutes and less. There are many sought after schools in the vicinity including nearby St Catherine's in Bramley, Longacre and Wonersh and Shamley Green Junior School in Shamley Green, Cranleigh, Prior's Field and Charterhouse. All of Guildford's popular schools are easily reached by car and bus.

THE PROPERTY

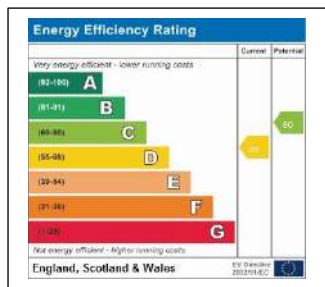
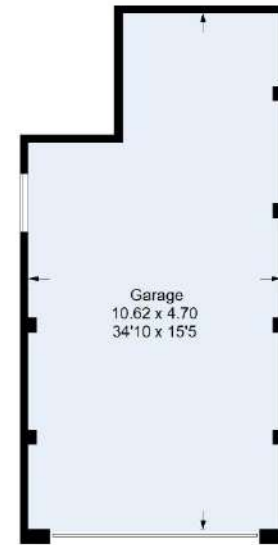
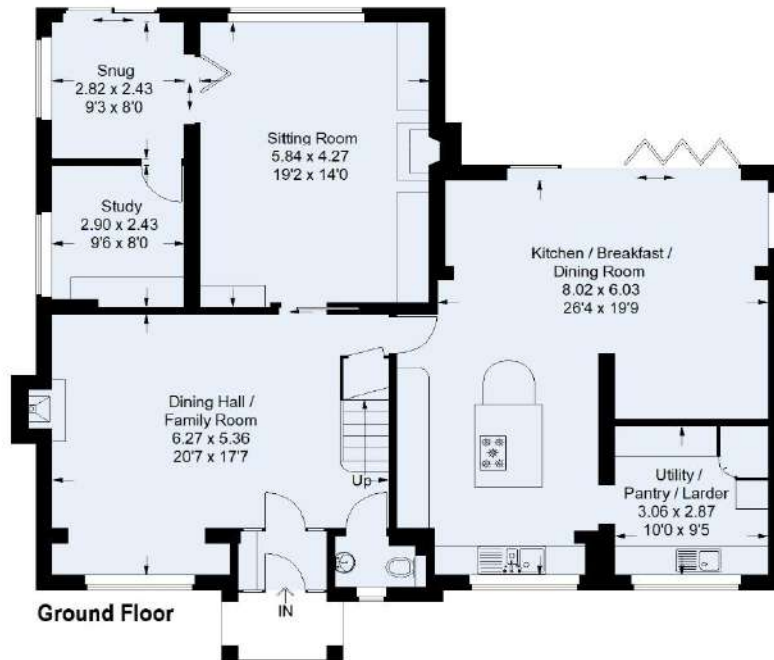
Dolphins is a much improved and extended family house dating from the early 1960's and is set in the most delightful 0.85 acre garden with river frontage. The light and airy accommodation has been comprehensively altered and updated with a contemporary twist and is orientated towards the garden and the sun, creating a lovely bright and airy atmosphere throughout. There are four double bedrooms and three bathrooms on the first floor, including a stunning main suite with Juliet balcony, dressing room and feature bathroom. On the ground floor there are four reception areas and a feature large kitchen/dining/family room with bifold doors to one of two balcony areas with steps down to the garden. There is also a utility and cloakroom.



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Approximate Gross Internal Area
 Ground Floor = 133.3 sq m / 1435 sq ft
 First Floor = 117.0 sq m / 1259 sq ft
 Total = 250.3 sq m / 2694 sq ft

Garage = 45.2 sq m / 486 sq ft



OUTSIDE

Dolphins has a graveled in and out driveway with ample parking areas and access to the garage and gates lead through to the rear garden. Here there are raised glass balconies from the ground floor and a large entertaining terrace overlooking the stunning rear garden. The gardens slope down away from the house and there is a deck area with power, which would be an ideal site for a home office. There are numerous mature trees and a level playing area at the rear of the garden with an access to the river beyond, ideal for kayaks. The garden provides a wonderful secluded setting for the house with countless play areas for children and entertaining areas for adults, all with a sunny aspect and a mature wooded atmosphere. In all the garden extends to approximately 0.85 acres.

DIRECTIONS

From Guildford's one way system take the A281 Horsham Road to Shalford and turn left at the mini roundabout and carry on into Wonersh. On reaching the village, follow the road around to the left, passing The Grantley Arms and take the second turning on the right into Wonersh Park. Bear right into The Drive and continue to the end, bearing right into Bracken Close, where Dolphins will be found towards the end on the left.

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