



Little Tangle Lodge | Wonersh | Guildford | GU5 0PW

A rare opportunity to acquire a character detached lodge house dating from 1877 with attractive high gables and Bargate stone detail along with a later single storey pitched roof extension that provides flexible and adaptable living space.

- Character Detached Lodge
- Four Bedrooms
- Flexible Accommodation
- Potential Annexe with Wet Room
- Double Garage
- Secluded Garden



Property Description

Little Tangle Lodge benefits from a secluded plot and is situated in the sought-after village of Womersley a short walk of the village centre and miles of beautiful countryside.

A covered entrance porch leads into a large 'L' shaped entrance hall with utility room housing the gas fired boiler, space for appliances and built-in storage. There is a good size double aspect kitchen with light oak units, quarry tiled floor, built-in oven, microwave, gas hob and extractor fan.

The living room is an excellent size and triple aspect with double-glazed windows overlooking the lawn and a door leading out via the original pitched roof entrance porch to the garden. In the hallway there is a door to the garden and a door to a wet room, beyond which is the later single storey pitched roof extension which comprises a large dining room with double doors opening into a timber conservatory and a further door from dining room leads to a large downstairs bedroom enjoying an outlook over the garden. These rooms together with the wet room would make a great annexe which could be self-contained from the original Lodge.

Upstairs the split staircase provides access to three bedrooms. On one side are two double bedrooms, the main bedroom features built-in wardrobes and a large en-suite bathroom, the second bedroom again with built-in wardrobes features views up to Chinthurst Hill.





Also on this landing is a shower room, whilst the other landing leads to the third bedroom which has double balcony doors and a built-in wardrobe.

The lodge is approached through a pillared gateway. Little Tangle Lodge is immediately on the right and has its own driveway which provides parking for several cars and leads to a detached double garage. The gardens are mainly to the front and side of the lodge and are predominantly lawn screened on all sides by mature trees and rhododendrons, giving a great sense of privacy. This property represents a very rare opportunity and viewing is strongly advised.



The property is ideally located just a short walk from Wonerh village centre, with its new and highly regarded "gastro pub" The Grantley Arms. In addition, there is a village store/post office, children's playground, cricket club, 2 churches and 2 nurseries. Glorious countryside is close by and several schools can be easily reached, including Wonerh & Shamley Green School for 4 – 11 year old children.



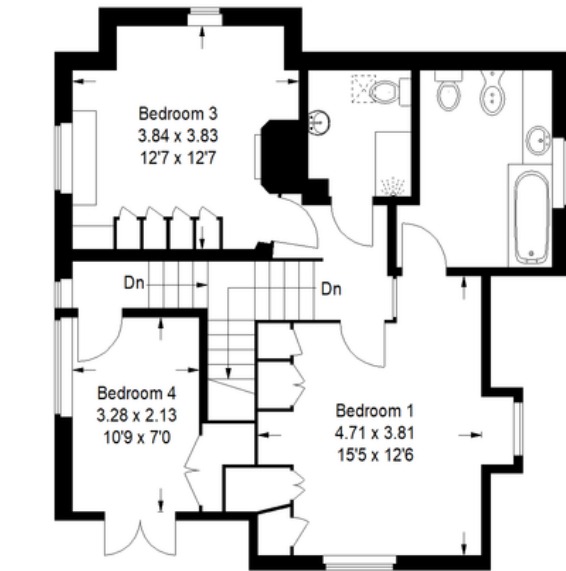
Guildford is just 4 miles away with its famous cobbled High Street and castle. There is an extensive range of leisure and recreational facilities with a wide collection of shops and restaurants, the Yvonne Arnaud Theatre, cinema complex, G Live, Surrey Sports Park, Spectrum Leisure Centre and Lido. Additionally, there are some wonderful golf courses and several race courses nearby.

Little Tangle Lodge , Wonersh

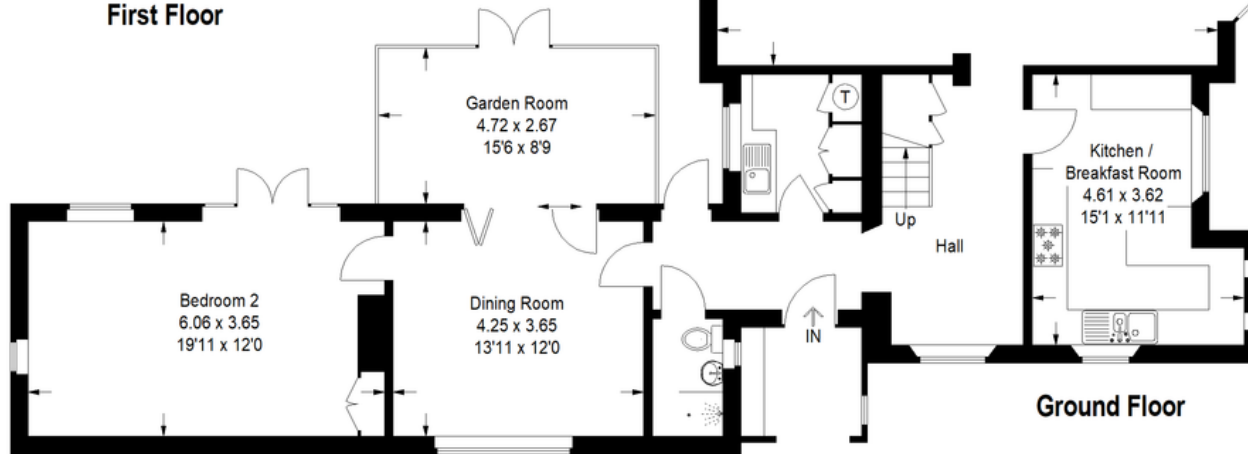
Approximate Gross Internal Area
 Ground Floor = 129.7 sq m / 1396 sq ft
 First Floor = 61.8 sq m / 665 sq ft
 Garage = 29.7 sq m / 320 sq ft
 Total = 221.2 sq m / 2381 sq ft



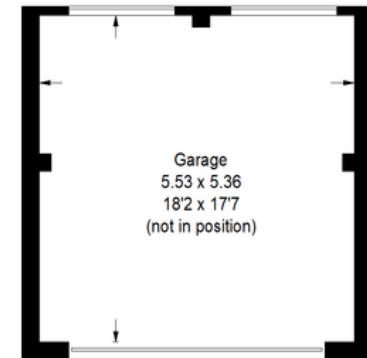
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as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



First Floor



Ground Floor



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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