



**Mill Field House | Mellersh Hill Road | Wonersh | GU5 0QJ**



**A very rare opportunity to live in a glorious position on Wonersh Park backing immediately onto open fields and occupying a plot of approximately half an acre.**

- Huge potential to create a wonderful home
- Plot of c0.5 acre
- Backing onto fields
- 5 bedroom detached house
- 1,900 square feet currently

### **Property Description**

Mill Field House provides an opportunity to create your own “dream” home in this most sought-after location. The existing house is in need of considerable modernisation but provides 1,900 square feet including the garage/workshop. A private drive provides access to the property and internally the accommodation currently provides a pleasant triple aspect sitting room which opens into the dining room. There is a separate kitchen and cloakroom on the ground floor.

On the first floor the main bedroom has an en suite shower room and there are 3 further bedrooms, a cloakroom and bathroom. From the landing, a second staircase leads to the 5<sup>th</sup> bedroom. The garden has over the years become a haven for wildlife but provides a wonderful setting for the house.



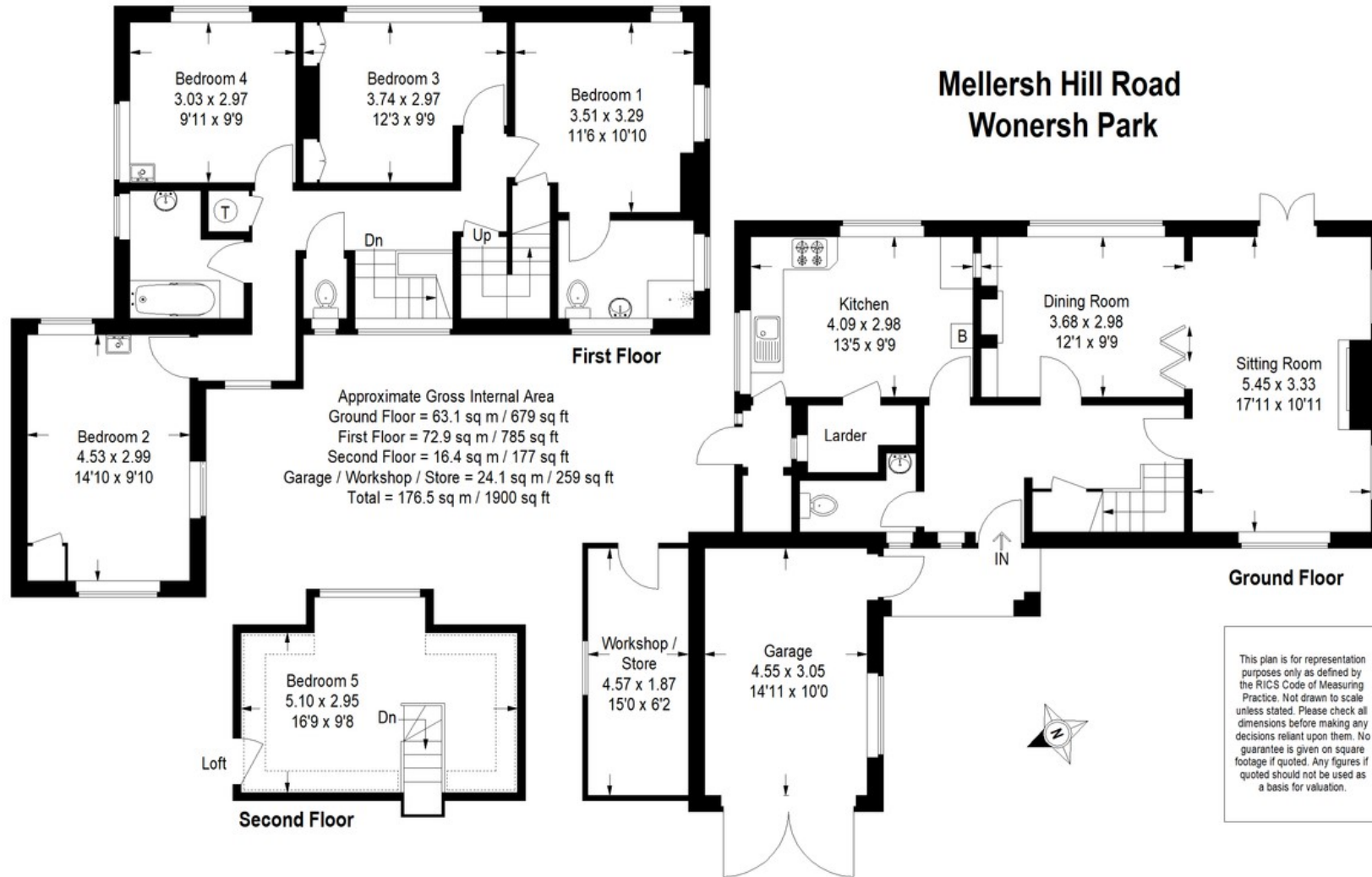


## Location

The property is ideally located just a short walk from Wonersh village centre, with its highly regarded “gastro pub” The Grantley Arms. In addition, there is a village store/post office, doctor’s surgery, pharmacy, children’s play area on the green, cricket club, 2 churches and a pre-school.

Glorious countryside is close by and several schools can be easily reached, including Wonersh & 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.

**Mellersh Hill Road  
Wonersh Park**



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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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