This superbly-presented modern detached house has been owned by my clients since new and still benefits from 6 years BLP Warranty. Finished to a high standard throughout, this economical house also features solar panelling and the owners have also added a large verandah to the patio and a contemporary garden office/studio in the landscaped south-facing garden. Situated in the popular village of Normandy with Wanborough station just a mile away and both Guildford and Woking town centres being within 5 miles.

The covered porch leads to the front door into the bright hall with cloakroom and stairs to 1st floor. Double doors to the side lead into the 23' reception room with feature fireplace, window to front and French doors to the rear garden. The separate dining room has a bay window to the front. To the rear of the hall is the spacious kitchen/breakfast room with an extensive range of modern fitted units with integral island with stone work surfaces and built-in appliances comprising oven, gas hob, fridge/freezer, microwave, drinks chiller and microwave. Overlooking the rear garden is ample space for breakfast table and chairs, French doors to rear and large walk-in larder cupboard. To the side is the utility room with further units with work surfaces and washing machine with window and glazed door to rear and door to front leading into the garage with glazed door to side and wall-mounted boiler.

The bright galleried landing has a window to rear and airing cupboard and leads to the spacious master bedroom with a wall of fitted wardrobes and door to large ensuite bathroom with suite comprising bath, wc, wash hand basin and separate shower cubicle. Also on this floor are three further double bedrooms and a family bathroom.

To the front of the property is the block-paved driveway providing parking for four cars and leading to the garage with gated side access to the rear and attractive flower beds and shrubs to front.

The south-facing rear garden comprises a large paved terrace with external lighting, power points and verandah above with the remainder laid to level lawn with open aspect views to the rear. To the corner is a contemporary home office/studio with French doors to front, power points and timber garden shed beyond. To the side of the property is a further timber shed, external tap and gated access to the front.

### Highlights

- **Modern Detached House**
- **Four Double Bedrooms**
- **Ensuite & Family Bathroom**
- **23' Reception Room**
- **15'9 Kitchen/Breakfast Room**
- **Dining Room**
- **Utility & Cloakroom**
- **Garden Office/Studio**
- **Ample Parking & Garage**
- **South-Facing Garden**
Location

The Wheelwrights is an impressive high quality development designed and built by Talbot Construction in 2011, situated on Guildford Road in the village of Normandy within a mile of Wanborough Station. Guildford and Woking town centres with their vast array of shops, restaurants and leisure facilities are both within approximately 5 miles with the nearby A3 providing easy access to London and the south coast.

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.