



THE CLOSE

WONERSH • GUILDFORD

LITTLE HOLLIES

THE CLOSE, WONERSH, GUILDFORD, SURREY, GU5 0PA

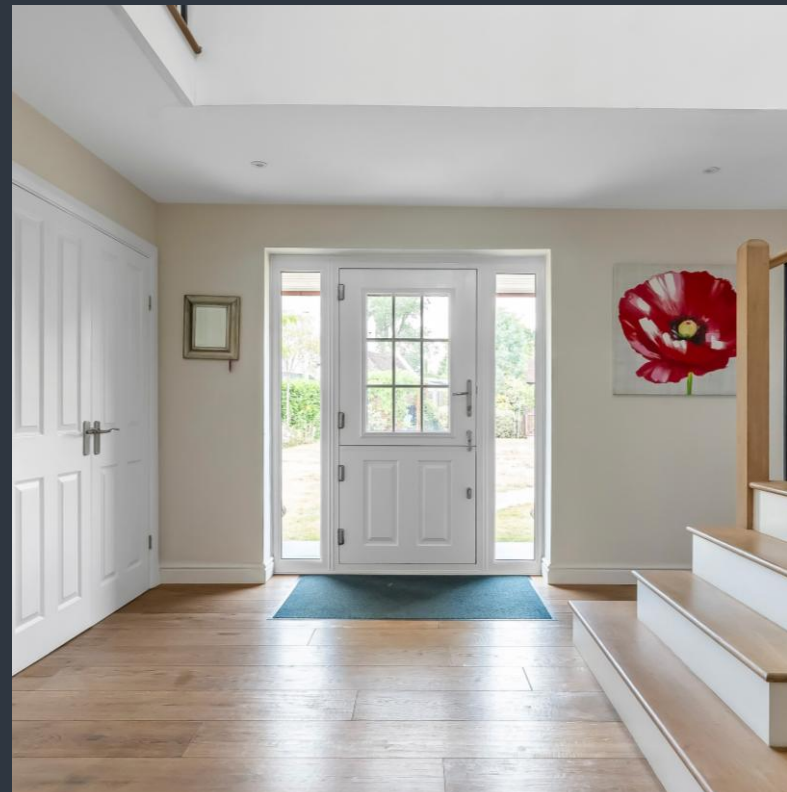
Little Hollies is an exceptional four bedroom detached home, offering beautifully presented and highly versatile accommodation complemented by landscaped gardens, extensive driveway parking and an impressive collection of outbuildings. Thoughtfully designed for both refined everyday living and entertaining, the property combines generous proportions with an abundance of natural light and an effortless connection to its attractive outside spaces.

A welcoming entrance hall immediately sets the tone, with a striking staircase rising to the first floor. To the front is a well-proportioned study, while a ground floor bedroom, cloakroom and separate family room provide excellent flexibility for home working, relaxation and visiting guests.

The heart of the home is the magnificent open-plan kitchen, sitting and dining room. The stylish kitchen is arranged around a substantial central island and features an extensive range of cabinetry and integrated appliances, with an adjoining breakfast area and a separate utility room. Beyond, the expansive sitting and dining space is flooded with light from broad windows and bi-folding doors, which open directly onto the garden and create a wonderful setting for entertaining throughout the seasons.

Upstairs, a spacious landing leads to three generous double bedrooms. The principal suite forms an indulgent private retreat, incorporating a large bedroom, dedicated dressing room and beautifully appointed en-suite shower room. The two remaining bedrooms are equally well proportioned, while a contemporary family bathroom with a freestanding bath and separate shower completes the first-floor accommodation.

The gardens extend around the property and have been thoughtfully landscaped to create a variety of inviting spaces in which to relax and entertain. Broad paved terraces sit immediately beside the house, with established hedging and mature planting providing a high degree of privacy. A further secluded seating area is nestled amongst the planting, while the detached summer house offers an appealing retreat or additional workspace.



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ACCOMMODATION & SPECIFICATION

***Exceptional four bedroom detached house* *Beautifully landscaped gardens* *Immaculately presented* *Versatile accommodation* *Home gym* *Summer house* *Car port and substantial driveway*
Sought-after Village location *EPC rating D* *Council tax band G***





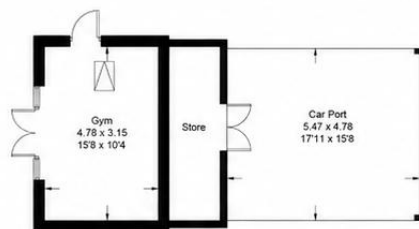
A substantial driveway provides parking for several vehicles and leads to a covered carport. Adjoining this is a large gym, currently equipped as a dedicated fitness space, together with useful storage. Combined with the summer house and the adaptable rooms within the main residence, these outbuildings add another valuable dimension to this remarkably versatile home.

Little Hollies is situated in the highly regarded Surrey village of Wonersh, surrounded by beautiful countryside and a network of scenic footpaths and bridleways. The village has a thriving community and offers a shop with post office, public house, churches and recreational facilities, while nearby Bramley provides further everyday amenities. Guildford lies approximately four miles away and offers an extensive selection of shops, restaurants and leisure facilities, together with a mainline station providing regular services to London Waterloo in around 35–40 minutes.

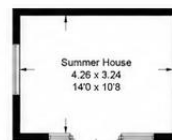


 = Reduced headroom below 1.5m / 5'0"

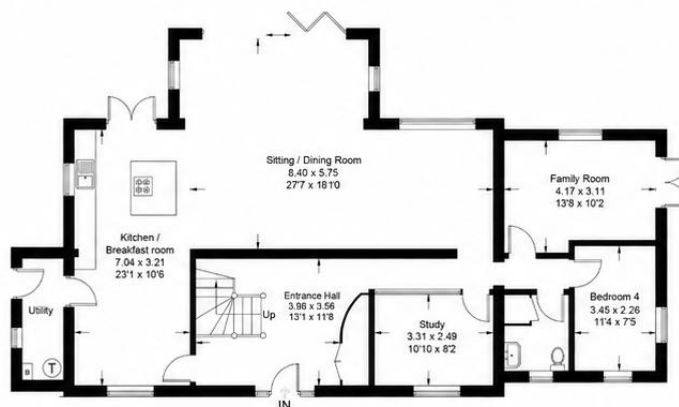
Approximate Gross Internal Area = 220.1 sq m / 2369 sq ft
(Excluding Void)
Gym / Summer House = 29.4 sq m / 316 sq ft
Total = 249.5 sq m / 2685 sq ft



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1330380)

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Seymours

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