

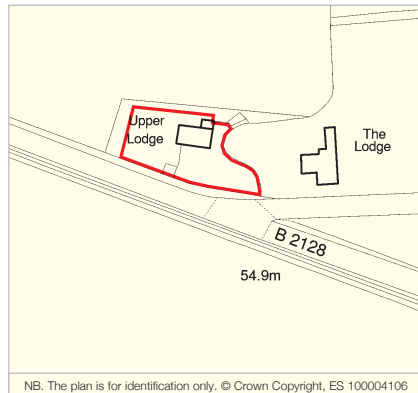
Wonersh Upper Lodge, St John's Seminary, Cranleigh Road, Surrey GU5 0QU

- **A Freehold Detached House with Off-Street Parking and Gardens**
- Providing Three Bedroom Accommodation
- Occupying a Site extending to Approximately 0.056 Hectares (0.139 Acres)
- Possible potential to extend subject to obtaining all necessary consents

Vacant Possession

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To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Womble Bond Dickinson
(Ref: N. Allport).
Tel: 0191 230 8824.
Email: nicola.allport@bond Dickinson.com

VACANT – Freehold House



Tenure

Freehold.

Location

The property is located on the north side of Cranleigh Road (B2128), to the west of St John's Catholic Seminary. The A3 and A31 are nearby to the north. Local shops are available in Wonersh, with a more extensive range of facilities being accessible in Guildford town centre to the north-west. Rail services run from Shalford Station approximately 2.4 miles to the north-east. The open spaces of The Surrey Hills Area of Outstanding Natural Beauty are nearby.

Description

The property comprises a detached three bedroom house arranged over ground and first floors beneath a pitched roof. The property occupies a site extending to approximately 0.056 hectares (0.139 acres).

Accommodation

Ground Floor – Reception Room, Kitchen/Breakfast Room through to Bathroom with WC and wash basin

First Floor – Bedroom, Bedroom leading to Further Bedroom

Planning

Local Planning Authority: Waverley Borough Council.
Tel: 01483 523333.

The property may afford possible potential for extension, subject to obtaining all necessary planning consents.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.