



The Byre, 2 Great Tangle Barns, Wonersh Common GU5 0PT
Freehold

CLARKE  GAMMON
1919

The Byre

2, GREAT TANGLEY BARNs WONERSH COMMON GU5 0PT

Freehold

Ideally located within the Surrey Hills village of Wonersh, in a quiet, peaceful position; this truly unique and stunning barn conversion offers beautiful accommodation within a short distance the historical Guildford town centre.

The ground floor accommodation has character features throughout and boasts an open plan living area, including a feature fireplace with log burner, a dining area and high specification kitchen with a range of integrated appliances. In addition, there is a double bedroom and with a beautifully appointed shower room.

The oak staircase with modern glass balustrade staircase takes you to the first floor where the accommodation comprises a principal bedroom, complete with built in wardrobes and a further double bedroom, both served by a bathroom featuring Villeroy & Boch sanitaryware with separate shower cubicle. Of particular note, on the first floor are the wonderful, vaulted ceilings with original beam detailing.

The property uses a ground source heat pump for efficient, environmentally sensitive heating, combined with high levels of insulation and bespoke double-glazed windows by renowned supplier, Bereco.

The property benefits from a south private garden, currently laid lawned and enjoys an Indian sandstone terrace, enclosed by chestnut fencing and an established hornbeam hedge. In addition, there is a covered car barn which provides three parking spaces.

- Spacious open plan living area
- Bespoke fitted kitchen with integrated appliances
- Covered allocated parking for three cars
- Eco friendly ground source heat pump
- South facing garden area with terrace
- Feature fireplace with wood burner
- Villeroy & Boch sanitaryware and walk-in shower rooms
- Underfloor heating with zoned digital thermostats
- Built in wardrobes and storage to bedrooms
- EPC: C

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Local Authority: Waverley Borough Council Tax Band F

Services: Mains water and electricity. Drainage to a private system.









SITUATION

Wonersh is one of Surrey's most desirable villages, combining rural tranquillity with excellent connectivity. 'The Street', where Tankards is located, is the heart of the village and lined with period architecture. Wonersh offers a thriving community with a village store, post office, pharmacy, and the popular Grantley Arms pub, alongside a cricket green and local recreational facilities. Nearby Bramley provides further amenities including a butcher, bakery, and convenience stores, while the larger village of Cranleigh—often described as England's largest village—offers a wide range of shops, cafés, restaurants, and leisure facilities including a golf course and sports centre. Guildford lies just four miles away, with its historic

cobbled High Street, excellent shopping, fine dining, and cultural attractions such as the Yvonne Arnaud Theatre. Guildford also provides fast rail links to London Waterloo and easy access to the A3, making this an ideal location for commuters seeking a countryside lifestyle.



DIRECTIONS

Follow the A281/Horsham Road towards Shalford and continue to follow this road until the roundabout. At the roundabout, take the first exit onto Kings Road/A248 and continue straight onto Wonersh Common/B2128. Turn left onto Great Tangle and then take the second left. The destination will be on your left hand side.

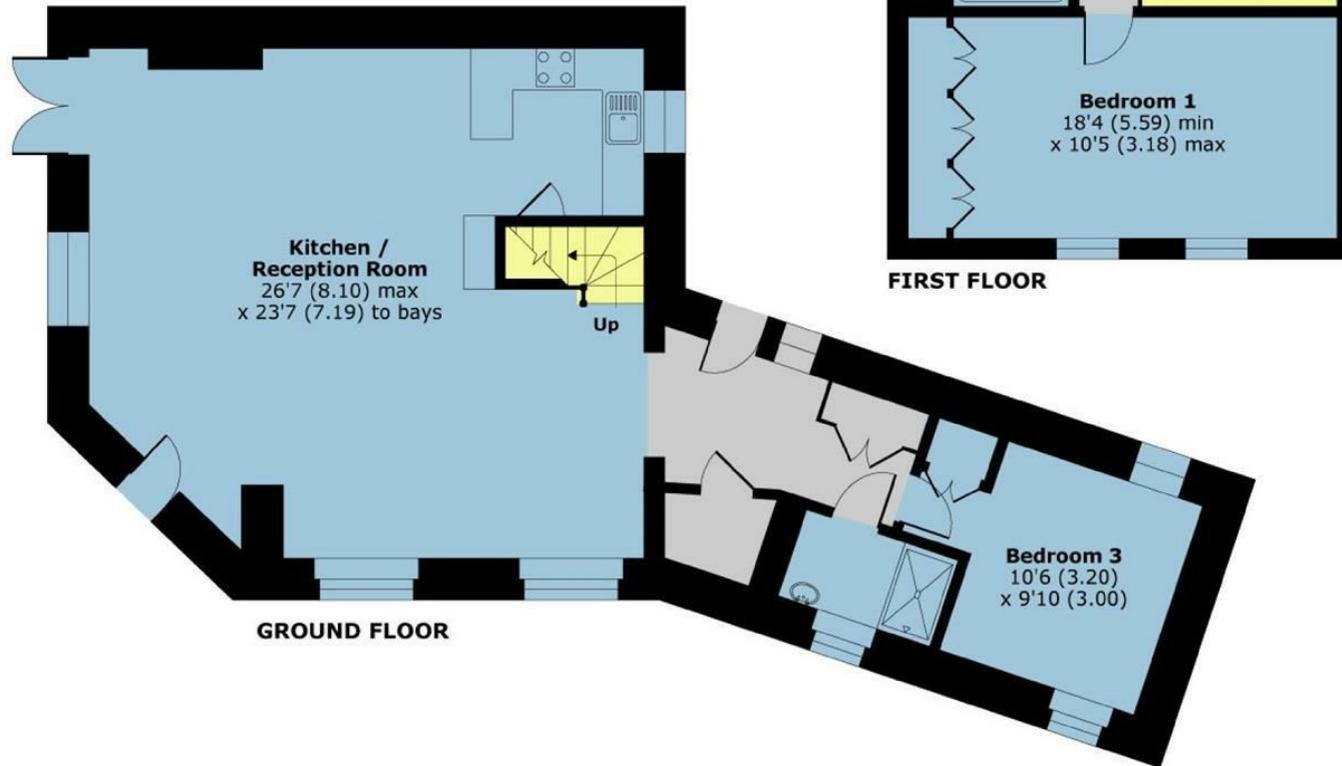
16th March 2026

A beautifully presented light filled conversion with hand crafted features throughout; situated within a quiet location a short distance from Guildford town centre.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		80	89
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



Approx. Gross Internal Floor Area
1383 Sq Ft 128.4 Sq Metres



AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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