

HILLSIDE COTTAGE

West End • Nr Woking • Surrey





HILLSIDE COTTAGE

WEST END • NR WOKING • SURREY

A beautifully presented period country house in a rural, yet highly accessible location with extensive outbuildings with direct access to Brentmoor Heath nature reserve, and set in just under 3 acres

ACCOMMODATION

Reception hall • drawing room • dining room • sitting room • kitchen with Aga
breakfast room • utility room • walk in larder • cloakroom.

Master bedroom, bathroom and dressing area • lift • 3 further bedrooms
family bathroom.

Adjacent home office with 2 separate office rooms and a wine room

Timber garden building with 3 potential bedrooms • sitting room
bathroom and kitchen

Garden Studio • triple garage

Beautiful formal and informal gardens with vegetable garden, swimming pool and
tennis court (in need of refurbishment)

In all about 2.889 acres




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SITUATION


(All distances and times are approximate)


-  • West End Village 1 mile
- Chobham 3.3 miles
- Bagshot 4 miles
- Camberley 5.8 miles
- Woking 6.8 miles
- Guildford 9.9 miles
- Central London 30 miles


-  • Brookwood to London Waterloo (from 35 minutes) 4.1 miles
- Sunningdale to London Waterloo (from 51 minutes) 5.7 miles
- Woking to London Waterloo (from 23 minutes) 6.8 miles


-  • The Inn @ West End 0.9 miles
-  • M3 Junction 3 (Lightwater) 2.7 miles
- M25 Junction 11 (Chertsey) 8.3 miles

-  • Heathrow (Terminal 5) 16.1 miles
- Gatwick 37.8 miles

-  • Gordon's School, West End
- Cowarth Flexlands, Valley End
- Halstead Preparatory School for Girls, Woking
- St Andrews, Woking
- Hoe Bridge, Woking
- Rydes Hill Preparatory School, Worplesdon
- Pirbright Primary School, Pirbright
- The Royal Grammar School, Guildford
- Tormead, Guildford
- Lanesborough, Guildford

-  • Goodwood
- Ascot
- Sandown
- Epsom

-  • NRA, Bisley

-  • West Hill
- Worplesdon
- Woking
- Windlesham
- Sunningdale
- Wentworth



SERVICES

We are advised by our clients that the property has mains gas, electricity and water as well as private drainage.

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments, etc. are specifically excluded but may be made available by separate negotiation.

LOCAL AUTHORITY

Surrey Heath Borough Council
01276 707 100

DIRECTIONS (GU24 9ND)

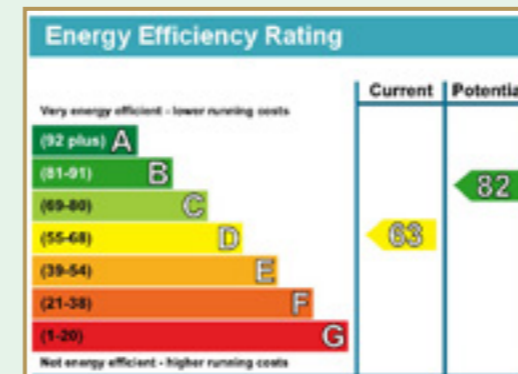
From the M3 (Junction 3), head south on the A322 towards Guildford for approximately 1.9 miles. Turn right into Brentmoor Road and proceed towards the end (do not go to the very end) and Hillside Cottage will be found on the right hand side opposite Heath Cottage.

DETAILS AND PHOTOGRAPHS
PRODUCED AUGUST 2017



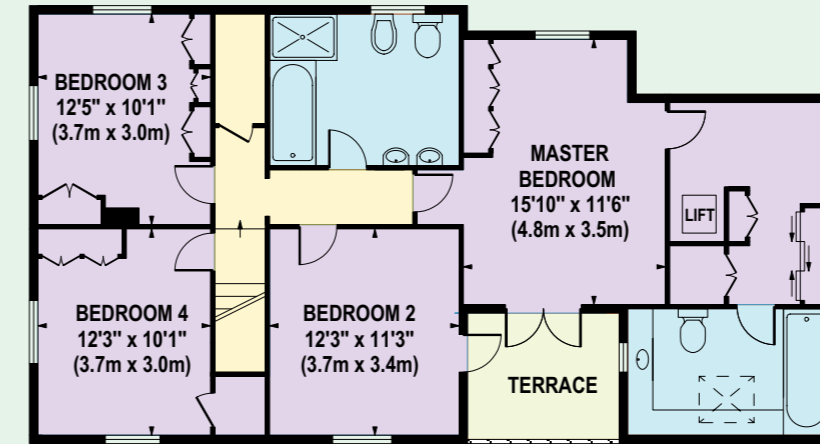
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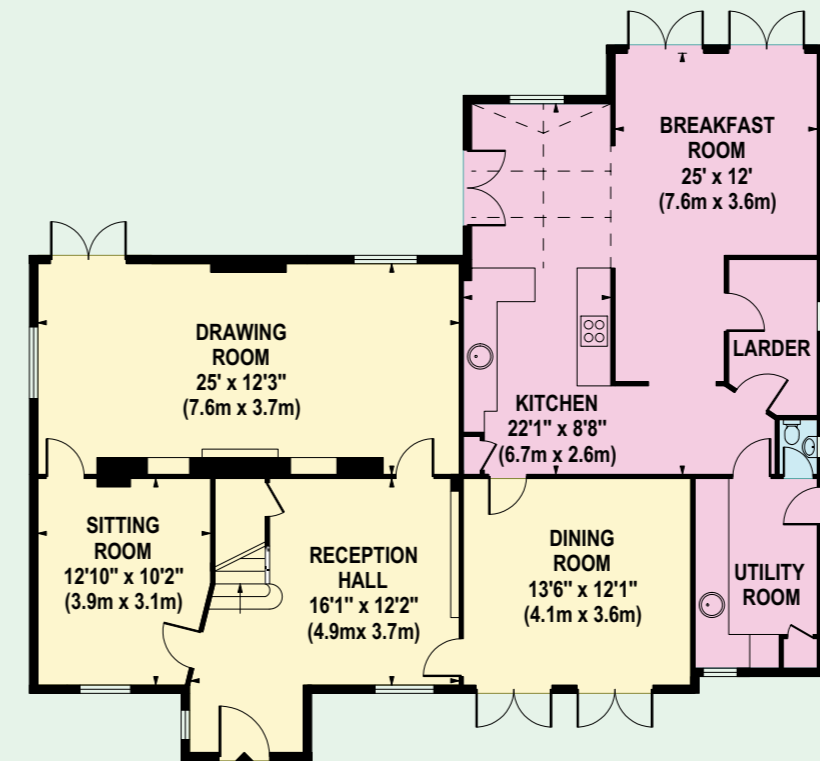
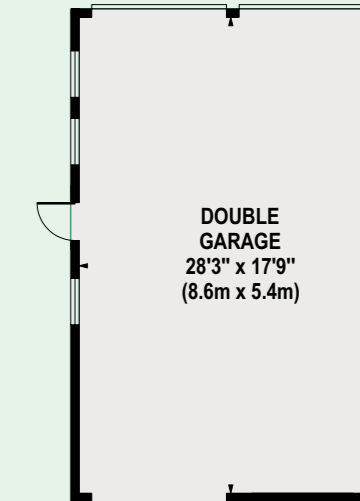
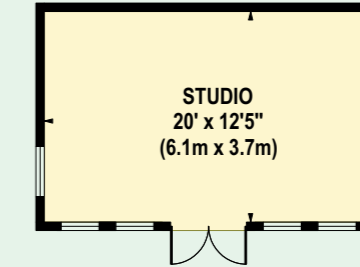




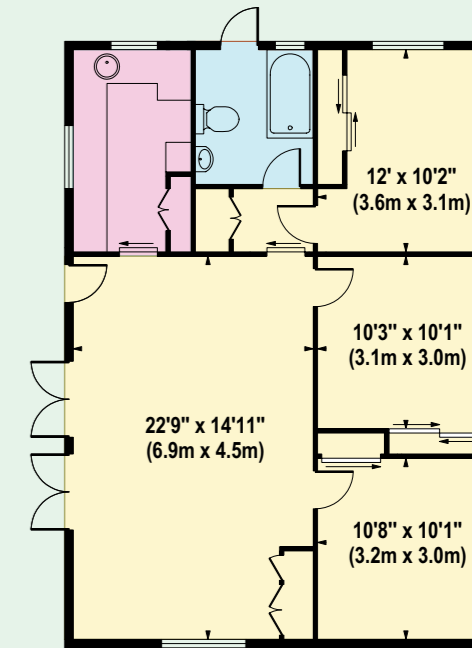
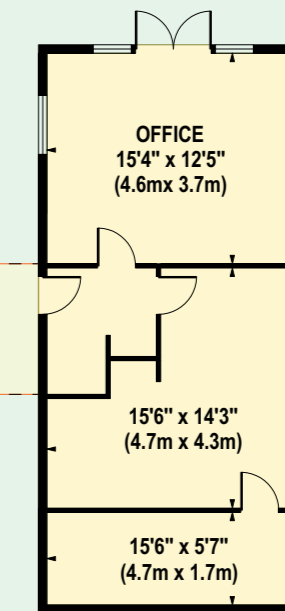
APPROX. GROSS INTERNAL FLOOR AREA 2427 SQ FT / 225 SQ M (MAIN HOUSE)
 APPROX. GROSS INTERNAL FLOOR AREA 2116 SQ FT / 197 SQ M (OUTBUILDINGS)
 APPROX. GROSS INTERNAL FLOOR AREA 4543 SQ FT / 422 SQ M (TOTAL)



FIRST FLOOR



GROUND FLOOR





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