



InVillages
with SIMON BANCE

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Brock Cottage
Steep Hill, Chobham, Surrey GU24 8SZ

An attractive detached cottage situated in a desirable semi-rural location along a peaceful country lane on the northern edge of Chobham village, close to Burrow Hill Green and Chobham Common.

The property provides flexible accommodation which requires some cosmetic modernisation and is set in secluded gardens backing on to equestrian grazing land.

Distances (approximate): Woking (mainline station/22 minutes to London Waterloo) - 3.7 miles; Sunningdale - 4.1 miles; Guildford - 8.7 miles; Windsor - 11.7 miles; Reading - 21.4 miles; Heathrow Airport - 17 miles; M25 (junction 11 Chertsey) - 4.6 miles; M3 (junction 2 Lightwater) - 4.6 miles; Gatwick Airport - 35.7 miles; Central London (WC1) - 31 miles.

FOR SALE - FREEHOLD

Price on application

ACCOMMODATION

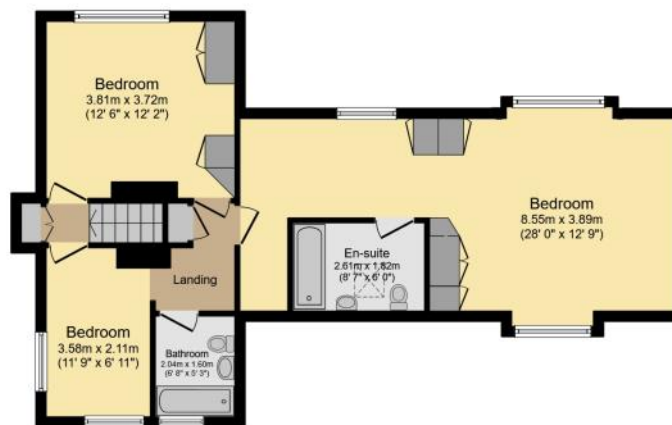
Reception hall, sitting room with feature fireplace, dining room, conservatory, study/bedroom 4 (with en-suite shower room), kitchen/breakfast room, triple aspect master bedroom with fitted wardrobes and en-suite bathroom, 2 further bedrooms and family bathroom. The house is warmed by gas fired central heating via radiators.

OUTSIDE

Outside, the house is set centrally in lovely gardens, approached from the side via gravel driveway and electric gate with detached single garage. The gardens are mainly laid to lawn with well stocked flower & shrub borders and screened by mature bushes and trees. There is also a small plunge/swimming pool (although this hasn't been used or maintained since 2015).

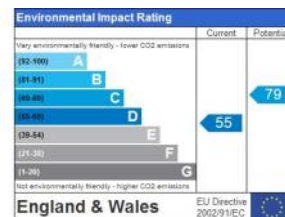
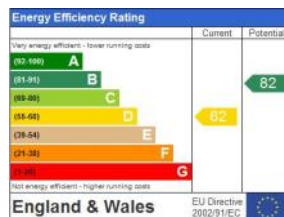






Total floor area 173.0 sq. m. (1,862 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.



SERVICES

Mains water, drainage, gas and electricity are connected. Central heating is gas fired via radiators.

FIXTURES AND FITTINGS

It should be noted that none of the services or appliances within the property have been tested by our company and none of the fixtures & fittings or electrical appliances, unless mentioned within our sales particulars form part of the property for sale. Any fixtures and fittings not mentioned in this brochure may be available by separate negotiation.

VIEWING

All viewing is to be strictly by appointment with In Villages Estate Agents in Chobham on 01276 855788

COUNCIL TAX: Band F
POSTCODE: GU24 9SZ

DIRECTIONS

From our offices in Chobham High Street, proceed north to the mini roundabout, and continue straight over into Windsor Road. Proceed for about half a mile, passing Burrowhill Green and Four Horseshoes pub on left, then take the next turning left into Steep Hill. Follow the lane up and the property will be found on the left hand side a short way before the s-bend.

IMPORTANT NOTICE

In accordance with the Misrepresentation Act 1967 and the Property Misdescription Act 1991, these details have been prepared in good faith, they are not intended to constitute part of an offer or contract. Any information contained herein, whether in the text, plans or photographs is given in good faith but should not be relied upon as being a statement or representation of fact. Any measurement or distances referred to herein are approximate only.



Specialist Estate Agents Dedicated to Village Property

Telephone: 01276 855788

Email: sales@invillages.com

www.invillages.com