



**InVillages**  
with SIMON BANCE

[invillages.com](http://invillages.com)

**Trepassers Cottage**  
6 Mincing Lane, Chobham, Surrey GU24 8RX

A beautifully presented detached 18th Century single storey cottage offering a combination of modern interior with many retained period features, set in delightful secluded gardens backing onto grazing land.

Set on the residential edge of the village, the property is still within easy walking distance of local shops, restaurants & amenities.

**Distances (approximate):**

**Woking (mainline station) - 4 miles:** Sunningdale - 6 miles; Guildford - 8 miles; Windsor - 14.4 miles; Reading - 21.4 miles; Heathrow Airport - 16 miles; M25 (junction 11 Chertsey) - 3.8 miles; M3 (junction 2 Lightwater) - 6 miles; Gatwick Airport - 34 miles; Central London (WC1) - 30 miles.

**FOR SALE - FREEHOLD**

**Price on application**

**FEATURES & ACCOMMODATION**

Reception hall, double aspect living room with part vaulted ceiling and feature fire, dining room with attractive fireplace, bedroom 3/ study, modern luxury fitted kitchen, double aspect master bedroom with full en-suite bathroom, further double bedroom with fitted wardrobes & family shower room.

Outside, the property is approached via 5 bar gated gravel driveway providing ample parking and leading to detached double garage. Gated side access leads to a delightful courtyard and sunny aspect lawned rear garden being well enclosed by tall mature hedging and rear post & rail fence offering lovely outlook over grazing land. A detached studio/ summer house provide perfect opportunity for a work from home office.





## Mincing Lane, Chobham

Approximate Gross Internal Area = 116.6 sq m / 1255 sq ft  
 Garages = 29.8 sq m / 321 sq ft  
 Summer House = 16.2 sq m / 174 sq ft  
 Total = 162.6 sq m / 1750 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 169315

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

### 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: F

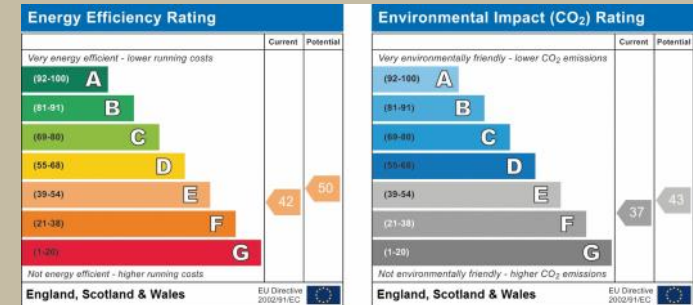
POSTCODE: GU24 8RX

### DIRECTIONS

From our offices in Chobham High Street, proceed north over the mini roundabout into Windsor Road and turn first right into Chertsey Road. Continue for approximately a quarter of a mile and take the 4th turning left into Mincing Lane. Follow Mincing Lane a short distance and the property will be found tucked away on the right hand side.

### 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.



**InVillages**  
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