



InVillages
with SIMON BANCE

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Holly Cottage
11a Killy Hill, Chobham, Surrey GU24 8RF

Situated in an idyllic and peaceful setting adjoining Chobham Common and Burrowhill Green, this extended, but very dated single storey cottage provides a rare opportunity for someone looking for a major refurbishment project or to design and build their own home (subject to usual local authority planning consent).

The cottage occupies a large 1250 sq ft footprint and is currently well screened by thick Holly hedging sitting in a plot of approx 0.13 acre. Although quietly tucked away, the property is ideally situated within easy access of local village shops, pubs and restaurants.

Price on application - Freehold



Agents Note : 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, if you are unsure we advise you to check with your surveyor or solicitor.



Floor Plan

Floor area 115.0 sq. m. (1,238 sq. ft.) approx



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
		31	80
England & Wales EU Directive 2002/91/EC			

Environmental Impact Rating		Current	Potential
Very environmentally friendly - lowest CO2 emissions			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not environmentally friendly - higher CO2 emissions			
		26	76
England & Wales EU Directive 2002/91/EC			

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

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“Specialist Estate Agents for Village Property & Country Homes”

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