



Mincing Lane | | Chobham | GU24 8RX

Offers In Excess Of £750,000

Freehold

Waterford's W
Residential Sales & Lettings

Mincing Lane |
Chobham | GU24 8RX
Offers In Excess Of £750,000

Set in close proximity to commonland and being situated on the outskirts of the village centre is this well presented three bedroom detached house with three reception rooms.

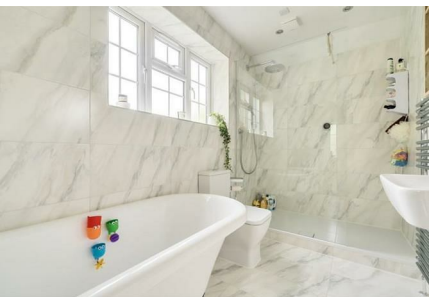
- Three bedroom
- Detached family home
- Study
- Large Kitchen / Breakfast room
- Driveway parking
- Accessible to Woking or Sunningdale train stations
- Lounge, separate Dining room
- Refitted bathroom
- Cloakroom WC
- Close to Chobham Common
- Surrey Heath Council tax band F

DESCRIPTION

Set in close proximity to Chobham Common and being situated on the outskirts of the village centre, is this well presented three bedroom detached house with separate lounge, dining room and study. Being



THREE BEDROOM
DETACHED
FAMILY HOME



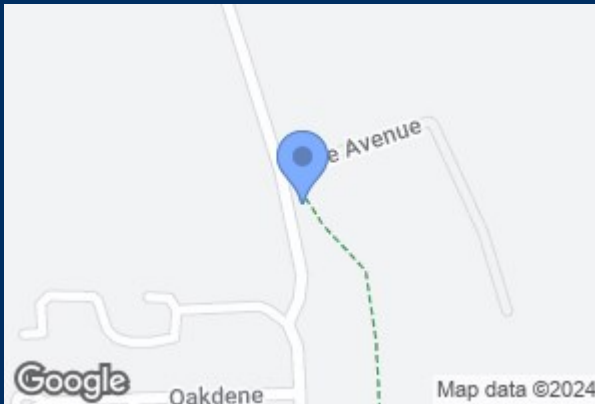
presented in good order this bright and spacious family home further features a substantial size kitchen / breakfast room, a refitted bathroom suite and downstairs cloakroom / WC. The property further benefits from double glazed windows and gas fired central heating system.

To the front the property benefits from a large driveway, providing off street parking for at least two cars. The property benefits from paved terrace ideal for entertaining and well maintained private garden which is mainly laid to lawn. The whole being fully enclosed by hedgerow and fencing.

From our office in the High Street proceed to the roundabout that junctions with Bagshot Rd and Windsor Rd. Cross directly onto Windsor Rd then turn right onto Chertsey Rd. Proceed until Mincing Lane is found on your left hand side.

The property is conveniently located within commuting distance of London, Guildford and Reading. The M3 and M25 are all within close proximity offering easy reach of London Heathrow and with Woking mainline station giving access to London Waterloo.

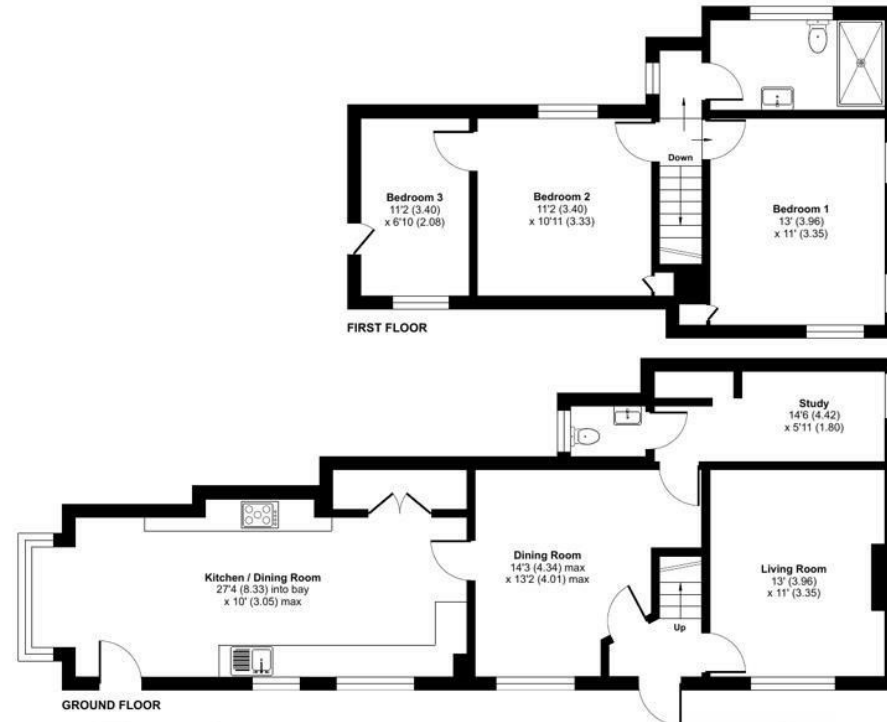
Chobham Common is situated at the end of the road offering wonderful walks through one of the largest national nature reserves in the south-east of England. The nearby villages of Ascot, Sunningdale, Sunninghill and Virginia Water all offer well regarded public houses, restaurants and sporting amenities including the world renowned Wentworth Golf Club, Sunningdale Golf Club and Ascot race course. Additional leisure facilities can be found at Foxhills, Queenwood and Royal Berkshire. Delightful walks can be enjoyed around Virginia Water Lake, Savill Gardens and Windsor Great Park.



Mincing Lane, Chobham, Woking, GU24

Approximate Area = 1222 sq ft / 113.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Waterfords. REF: 1018775



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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