



Cricketers Lane | | Windlesham | GU20 6HA

Offers In Excess Of £850,000

Freehold

*Waterford's* W  
Residential Sales & Lettings

Cricketers Lane |  
Windlesham | GU20 6HA  
Offers In Excess Of £850,000

A unique 3/4 bedroom Victorian character cottage located in a quiet lane within Windlesham Village close to the Field of Remembrance.

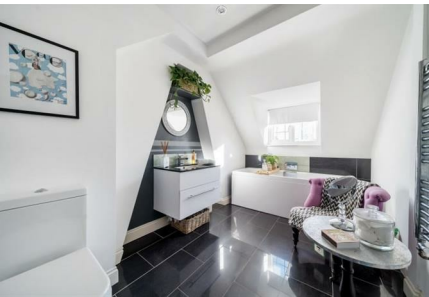
- Detached Victorian cottage family home
- Three / four bedrooms
- Original Victorian fireplaces
- Attractive garden
- Surrey Heath BC tax band E
- Flexible accommodation
- Three / four reception rooms
- Two bathrooms
- Private parking for c. three cars

### DESCRIPTION

Set at the top of a private lane is this very attractive and well presented detached Victorian cottage with flexible accommodation. Carefully laid out over two floors this bright, spacious and comfortable home has three double bedrooms to the first floor and a luxury bathroom suite. To the ground floor the accommodation comprises of a lounge, a dining room and a conservatory. Furthermore the property boasts a home office / bedroom with adjacent bathroom. A well appointed kitchen overlooks the



BEAUTIFUL  
VICTORIAN  
CHARACTER  
COTTAGE WITH  
FLEXIBLE  
ACCOMMODATION

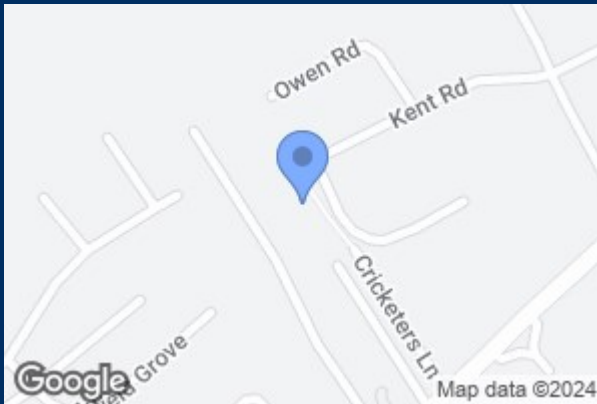


attractive and well kept garden. Double glazed windows, gas fired central heating system. A private lawned garden, with timber deck suitable for patio table and chairs, the whole of which is fully enclosed by mature hedgerow and fencing and is inset with a wide variety of plants, bushes and specimen trees. Shed. Off road parking space for c.3 cars. To the side of the property is a further small garden area accessed from the lounge that could provide a private 'courtyard' style garden after a small investment.

The property is situated in the desirable village of Windlesham and is within easy reach of the M3 and regular rail service to London Waterloo from nearby Sunningdale station. Local shops provide for everyday needs, with a wider selection of facilities available at Sunningdale and Ascot, and slightly further afield at Windsor and Guildford for an extensive range of shopping, leisure and cultural activities.

Prestigious golf clubs can be enjoyed at Sunningdale and Wentworth, with polo, at the Royal County of Berkshire Polo Club and Guards Polo Club. For horse racing enthusiasts, both Ascot and Windsor offer race days and events.

The local countryside is picturesque with excellent walking at Chobham Common, Swinley Forest and Windsor Great Park and family attractions include Windsor Castle, Legoland and Thorpe Park. Excellent schooling is available in the area, notably Wellington College, Lambrook, Eton College, Sunningdale School, St George's and St Mary's School.



## Cricketers Lane, Windlesham, Surrey, GU20e

Approximate Area = 1508 sq ft / 140 sq m  
 Limited Use Area(s) = 27 sq ft / 2.5 sq m  
 Total = 1535 sq ft / 142.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Waterfords. REF: 1074137



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			83
(69-80) C			
(55-68) D		53	
(39-54) E			
(13-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

32 High Street  
 Chobham  
 Surrey  
 GU24 8AA  
 01276 858589

chobham@waterfords.co.uk