



Homes of Distinction

THORPE

Ten Acre Lane, Thorpe, Egham, Surrey, TW20 8SJ

Exceptional Detached Bungalow on a Substantial Plot with Commercial Potential

This rarely available detached bungalow is set on a substantial plot, offering both an exceptional residential home and a versatile commercial opportunity.

The property is beautifully presented throughout, featuring a well-appointed kitchen/breakfast room, two generously sized reception rooms, a bright conservatory, and a practical utility room. The accommodation further includes three spacious double bedrooms, with the principal bedroom benefiting from an en-suite bathroom. A separate family bathroom serves the remaining two bedrooms, ensuring comfort and convenience for all residents.

Externally, the bungalow enjoys a horseshoe driveway providing ample off-street parking, leading to a detached garage. The low-maintenance garden offers a private outdoor space, ideal for relaxation. In addition to the main residence, the property includes a commercial yard with separate access. This area comprises two outbuildings and extensive parking, making it well-suited for a variety of business or storage purposes. This unique offering presents a rare blend of comfortable living and commercial potential.

Council Tax Band G

EPC Rating D

Tenure: Freehold



To arrange a viewing or a valuation on your home please contact the
directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800





LOCATION

Thorpe is an idyllic, quintessential English village located in Surrey, nestled between Egham and Chertsey. Surrounded by picturesque fields, tranquil lakes, and woodlands, this charming village offers a peaceful rural setting. At its heart, the village is a designated conservation area, featuring several historic listed buildings around a beautifully preserved village square. The local amenities include a welcoming country pub, a school, and a post office/convenience store, while the prestigious TASIS (The American School in England) is also within close proximity. Nearby, Thorpe Park, one of the UK's largest theme parks, provides an exciting recreational option. The village also boasts a water sports centre, with direct access to one of its five lakes from a landing stage in the village centre. Offering a perfect blend of countryside tranquillity and proximity to London, Thorpe is a highly sought-after location. 'Yule Lodge' is ideally situated on the village's edge, with excellent transport links to the M25 and M3. The nearby towns of Virginia Water and Chertsey offer a range of top-tier schools, shops, and leisure facilities. For commuters, Virginia Water's mainline station provides fast connections to London Waterloo, with a journey time of approximately 45 minutes.





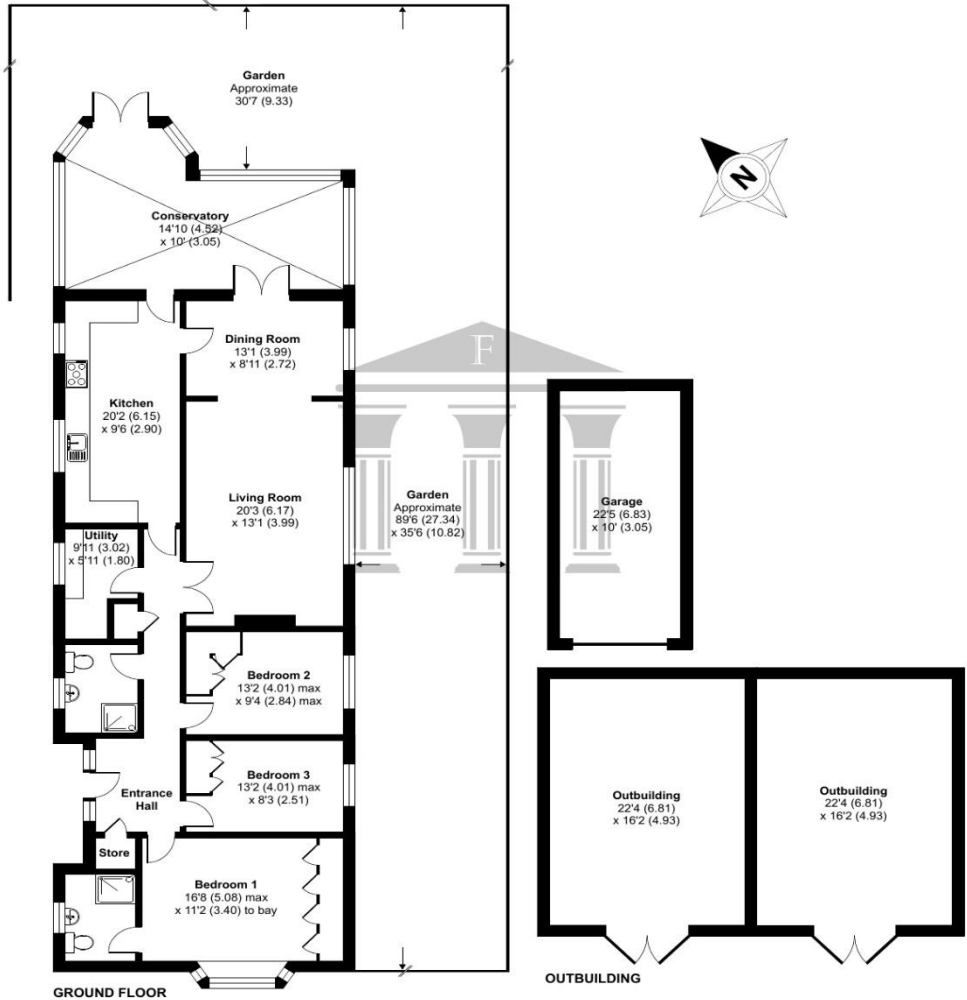
ACCOMMODATION & SPECIFICATION

- ❖ Rarely available detached bungalow set on a substantial plot
- ❖ Versatile opportunity for both residential living and commercial use
- ❖ Beautifully presented interior with a well-appointed kitchen/breakfast room
- ❖ Two spacious reception rooms, a bright conservatory, and a practical utility room
- ❖ Three generously sized double bedrooms, including a principal bedroom with an en-suite
- ❖ Horseshoe driveway providing ample off-street parking, leading to a detached garage
- ❖ Low-maintenance private garden, ideal for relaxation
- ❖ Commercial yard with separate access, featuring two outbuildings and extensive parking

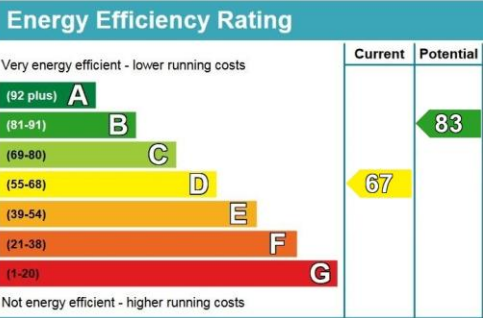


Yule Lodge, Ten Acre Lane, Thorpe, Egham, TW20

Approximate Area = 1646 sq ft / 152.9 sq m
Garage = 225 sq ft / 20.9 sq m
Outbuilding = 744 sq ft / 69.1 sq m
Total = 2615 sq ft / 242.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Foundations Independent Estate Agents. REF: 1256899





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www.foundationsofwoking.com

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