



InVillages
with SIMON BANCE

invillages.com

Wesley Cottage
14 Sandy Lane, Chobham, Surrey GU24 8SA

Set in a delightful position along a quiet unmade lane, fronting onto Burrow Hill and Chobham Common, this charming 200 year old cottage comes to the market for the first time in almost 60 years.

The property has been well maintained and extended over the years, but still offers scope for some cosmetic improvements to bring it up to current modern living standards.

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

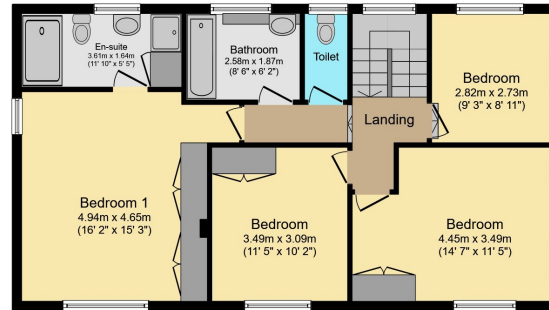
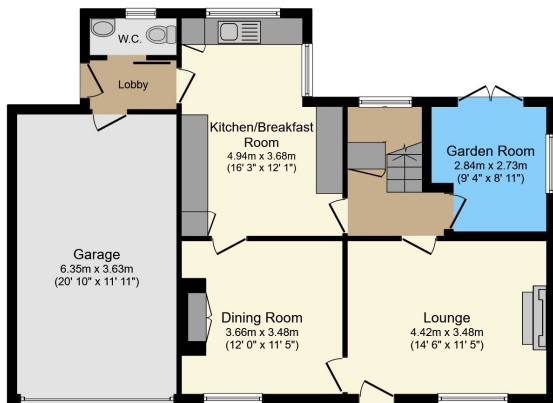
The cosy accommodation includes sitting room with feature fireplace, dining room, garden room, fitted kitchen/breakfast room, rear lobby and cloakroom. On the first floor is a good sized master bedroom with en-suite bathroom, 3 further bedrooms and family bathroom. The whole is warmed by gas central heating via radiators and is fully double glazed.

Outside is a small front garden with access to the large integral garage. The rear garden is a lovely feature being peaceful, well enclosed and mainly laid to lawn with mature trees and bushes plus sunny paved patio area.

The property is ideal for dog owners sitting immediately adjacent to Chobham common, and yet it is within a short stroll of village shops and amenities, plus the very popular Four Horseshoes pub/restaurant on Burrow Hill Green.







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: G

POSTCODE: GU24 8SA

DIRECTIONS

From our offices in Chobham High Street, proceed north to the mini roundabout, and continue straight over into Windsor Road. Proceed for about half a mile turning right at the Burrow Hill crossroads into Red Lion Road, then take the next turning left into Sandy Lane after the bend. Follow the lane up and the property will be found a short way along 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.

Total floor area 166.0 sq. m. (1,787 sq. ft.) approx

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

Powered by www.keyagent.co.uk



Energy Efficiency Rating			Environmental Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	
		74			66
	42			34	

InVillages
 with SIMON BANCE

Specialist Estate Agents Dedicated to Village Property

Telephone: 01276 855788

Email: sales@invillages.com

www.invillages.com