



InVillages
with SIMON BANCE

invillages.com

Bramble Cottage
Waterperry Lane, Chobham, Surrey GU24 8PU

Situated along a quiet unadopted single track lane, close to the centre of Chobham, this recently fully modernised single storey home offers flexible, beautifully presented accommodation including spacious sitting room, open plan kitchen dining room ideal for entertaining, 3 bedrooms and 2 bathrooms, complimented outside by an ample gravel driveway with detached garage & home office to the front, plus well enclosed gardens.

The property boasts a secluded, tucked away position, and yet sits in the heart of the residential area of the village, ideally positioned for easy access to the local shops, restaurants and amenities. Chobham & Horsell Commons are also close by, providing an excellent choice of walks, with or without a dog.

DISTANCES - approx.

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

Upon entering the property, the pleasant reception hall provides convenient access to all rooms which includes a charming double aspect living room with feature fireplace, French doors then lead through to an open plan dining room/kitchen with underfloor heating, modern fitted units comprising polished wood worksurfaces, butler sink & integrated appliances. A good sized master bedroom benefits from an en-suite shower room, with 2 further bedrooms and a large luxury fitted family bathroom completing the internal accommodation. The property is fully double glazed and warmed by gas central heating via radiators. Additionally, an energy-efficient Positive Input Ventilation unit was recently installed which eliminates condensation by introducing fresh, filtered air throughout the property, controlled by wireless remote.

Note - Planning permission was granted in 2019 to extend the property, although this was not actioned and has since lapsed. Drawings can be provided if required.

Outside, the property is discreetly tucked away & screened behind tall conifer hedging to the front. A large gravel driveway provides ample off street parking and leads to a detached Double Garage building, which has been partially converted into a home office setup. The secluded garden is well enclosed and mainly lawned with terraced seating area plus mature shrubs and bushes.







Ground Floor
Main area: approx. 85.4 sq. metres (1026.4 sq. feet)
Plus outbuildings: approx. 29.7 sq. metres (320.2 sq. feet)



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Whilst every effort is made to ensure the accuracy of this floor plan. Measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes and as such should only be used in this way. Any services, appliances or systems shown have not been tested. So no guarantee of their operability can be given. Copyright 2024 Your EPC
Plan produced using PlanUp.



SERVICES

Mains water, drainage, gas and electricity are connected. Central heating is gas fired via radiators with electric underfloor heating serving the kitchen/dining room.

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: F
POSTCODE: GU24 8PU

DIRECTIONS

From our offices in Chobham High Street, proceed north over the mini roundabout into Windsor Road and turn first right into Chertsey Road. Continue for a short distance taking the 3rd turning on the left (just after Delta Road) into Waterperry Lane. The property will be found near the top on the left 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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