



InVillages
with SIMON BANCE

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Laburnum Cottage
Pennypot Lane, Chobham, Surrey GU24 8DJ

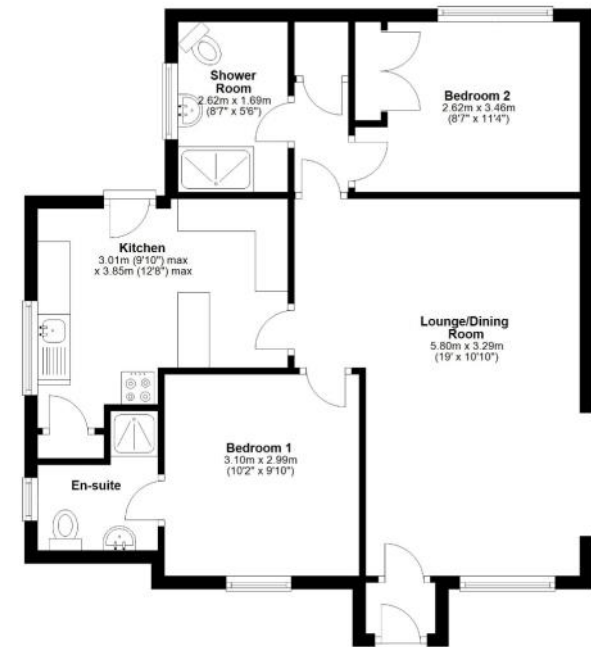
A charming detached single storey cottage, set in a fabulous semi-rural location along this highly sought after country lane on outskirts of Chobham village. This quaint character home has been well maintained over the years, but now offers scope for new owners to put their own stamp on it, with the help only minor cosmetic modernisation. Outside, there is a large gravel driveway & double garage, plus a delightful private and sunny lawned garden stretching around 2 sides of the property with 2 garden sheds & backing onto farm and grazing land.

Reception lobby, open plan living/dining room with exposed timbers & feature bow window, oak fronted country kitchen/breakfast room, 2 double bedrooms, 2 shower rooms (one being en-suite to Bed 1), gas fired central heating via radiators, replacement double glazing, detached double garage, no onward chain.

Price Guide £575,000 Freehold



Agents Note : 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, if you are unsure we advise you to check with your surveyor or solicitor.



Main area: Approx. 65.4 sq. metres (703.9 sq. feet)
Plus garages: approx. 22.9 sq. metres (245.9 sq. feet)

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 Planity.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



DIRECTIONS:

From our office in Chobham High Street, proceed north to the mini-roundabout taking the 1st exit into Bagshot Road towards Lightwater. Continue for approx. 0.6 miles, then turning left into Pennypot Lane. The property will be found half way down on the left hand side.

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& Country Homes”*

www.invillages.com

Telephone 01276 855788

38a High Street, Chobham GU24 8AA
sales@invillages.com