



**InVillages**  
with SIMON BANCE

[invillages.com](http://invillages.com)

**Bourne Cottage**  
Ford Road, West End, Surrey GU24 9LX



Set in a stunning location, this attractive modern detached family house, occupies a third of an acre plot, situated along a charming semi-rural country lane between the villages of West End and Bisley.

The property does require cosmetic updating, however offers adaptable and comfortable family accommodation, notably a country style kitchen/breakfast, double aspect sitting room with large exposed brick feature fireplace, master bedroom with en-suite bathroom and 4 further bedrooms.

The mainly lawned gardens offer a delightful view over grazing land to the rear, with driveway and double car port providing ample off street parking.

#### DISTANCES

Distances (approximate): Woking (mainline station) - 4.9 miles; Sunningdale - 6.1 miles; Guildford - 8.7 miles; Camberley - 6.1 miles; Reading - 20.6 miles; Heathrow Airport - 19 miles; M25 (junction 11 Chertsey) - 8.7 miles; M3 (junction 2 Lightwater) - 2.9 miles; Gatwick Airport—44.7 miles; Central London (WC1) - 31 miles.

**FOR SALE - FREEHOLD**

**Price on application**

#### FEATURES & ACCOMMODATION

Accommodation briefly comprises reception hall, downstairs cloakroom/wc, charming double aspect sitting room with twin box bay windows, exposed brick wall & feature fireplace, dining room, country style fitted kitchen/breakfast room, utility and study/family room. Upstairs, there 5 bedrooms with en-suite bathroom serving the master, plus family bathroom.

Note: There is also plenty of scope to extend the property - subject to planning permission

Outside, the property is approached via driveway offering parking for several cars and in turn leads to a open double car port. The gardens stretch around side and rear of the house being mainly lawned with various mature trees and bushes. There a 2 small timber storage sheds and the whole is enclosed via post and rail fencing, affording open views over level horse pasture.









**Ground Floor**  
Approx. 88.2 sq. metres (949.2 sq. feet)



**First Floor**  
Approx. 76.2 sq. metres (820.1 sq. feet)



Total area: approx. 164.4 sq. metres (1769.3 sq. feet)

Wherever 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 for this only. Any services, appliances or furniture shown have not been tested. So no guarantee of their operability can be given. Copyright © 2021 Simon Bance. Plan produced using PlanIt.



## SERVICES

Mains water, gas and electricity are connected. Central heating is gas fired via radiators. Private drainage via septic tank.

## 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 9LX**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

## DIRECTIONS

From our offices in Chobham High Street, proceed south to the mini roundabout by the petrol station, and continue straight over into Castle Grove Road. Take the first turning right into Scotts Grove Road and follow to the very end. At the T-junction, turn left into Fellow Green, and then left at the roundabout onto A322 Guildford Road towards Guildford. Take the first right turn into Ford Road and proceed round the bend where the property can be found 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.

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*Specialist Estate Agents Dedicated to Village Property*

Telephone: 01276 855788

Email: sales@invillages.com

[www.invillages.com](http://www.invillages.com)