



InVillages
with SIMON BANCE

invillages.com

2 Oakdene Cottages
Castle Grove Road, Chobham, Surrey GU24 8EJ

An attractive, traditional Victorian semi-detached house, occupying a rare and highly sought after position within a short stroll from Chobham village centre.

The interior of this property has been beautifully maintained and offers a really 'homely' feel boasting many period features. In particular, the extended kitchen opens onto a secluded rear terrace, ideal for 'al fresco' dining. Additionally, outside also benefits from a driveway, detached garage and lovely long, private garden.

Set just off the High Street in the heart of the of the village, this charming house is ideally situated for providing easy access to Chobham's enviable selection of pubs & restaurants as well as local shops and amenities. Chobham & Horsell Commons are also close by, offering 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

The accommodation mainly comprises a pretty front aspect sitting room with feature fireplace with woodburner, fitted display shelving, shuttered bay sash windows and feature arch window, dining room with understairs storage, open plan to lovely modern fitted kitchen/breakfast room with French doors to patio & rear garden. The kitchen area is fitted with extensive cream eye and base level units, built in electric oven, gas 4 ring hob and extractor fan, plus useful larder cupboard.

Upstairs there is a spacious master bedroom to the front of the property with two attractive double glazed sash windows, short landing leading to the second bedroom and a well proportioned fully tiled bathroom with white suite comprising clawfoot bath, separate shower cubicle with wall mounted shower head, pedestal wash hand basin, bidet and toilet. The property is fully double glazed and warmed by gas central heating via radiators.

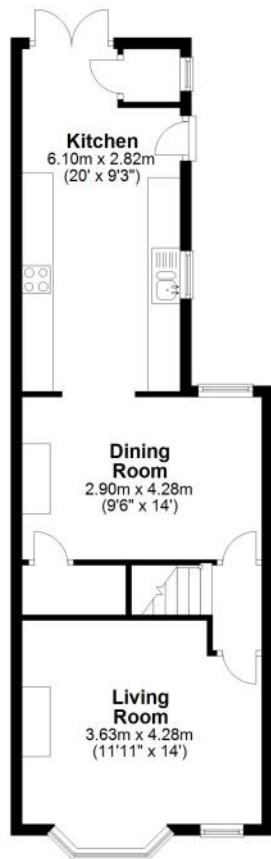
Outside there is off street parking for two cars on the private driveway and gated access to a detached garage. Garden stretches to about 100ft with crazy paved patio & rest mainly laid to lawn, surrounded by well stocked flower & shrub borders. Timber storage shed.





Ground Floor

Approx. 50.5 sq. metres (543.5 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.3 sq. feet)



Garage

Approx. 17.4 sq. metres (187.5 sq. feet)



Total area: approx. 109.4 sq. metres (1177.4 sq. feet)



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: E

POSTCODE: GU24 8EJ

DIRECTIONS

From our offices in Chobham High Street, proceed south over the mini roundabout by the petrol station, and the property will be found immediately 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		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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