



**InVillages**  
with SIMON BANCE

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

8 Ford Road  
Bisley, Surrey GU24 9EL



An attractive well maintained detached family house, set in a charming semi-rural position on a quiet lane between the villages of West End and Bisley.

The property offers bright, well presented accommodation with pleasant views to front & rear, generous room sizes, notably the spacious open plan sitting/dining room and lovely en-suite master bedroom.

A charming landscaped rear garden provides a tranquil private space, ideal for 'al fresco' dining, and to the front is ample parking & double length garage.

The property also offers potential for extension - subject to planning

#### **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 3 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 sitting room with feature fireplace, bow front aspect window & archway to dining room, fitted kitchen/breakfast room and covered side passageway. Upstairs, there are 3 spacious double bedrooms with a modern fitted en-suite shower/bathroom to the master, plus family bathroom. The property benefits from full double glazing and oil fired central heating via radiators.

Outside, the well laid out rear garden backs directly onto private equestrian grazing, with full width shaped stone patio area and lawn surrounded by well stocked flower & shrub borders. Screening is provided all round by panelled fencing and mature trees & bushes.

To the front is a long gravel driveway with ample parking for several cars, leading to an attached double length garage with light & power, and up & over doors to front and rear.







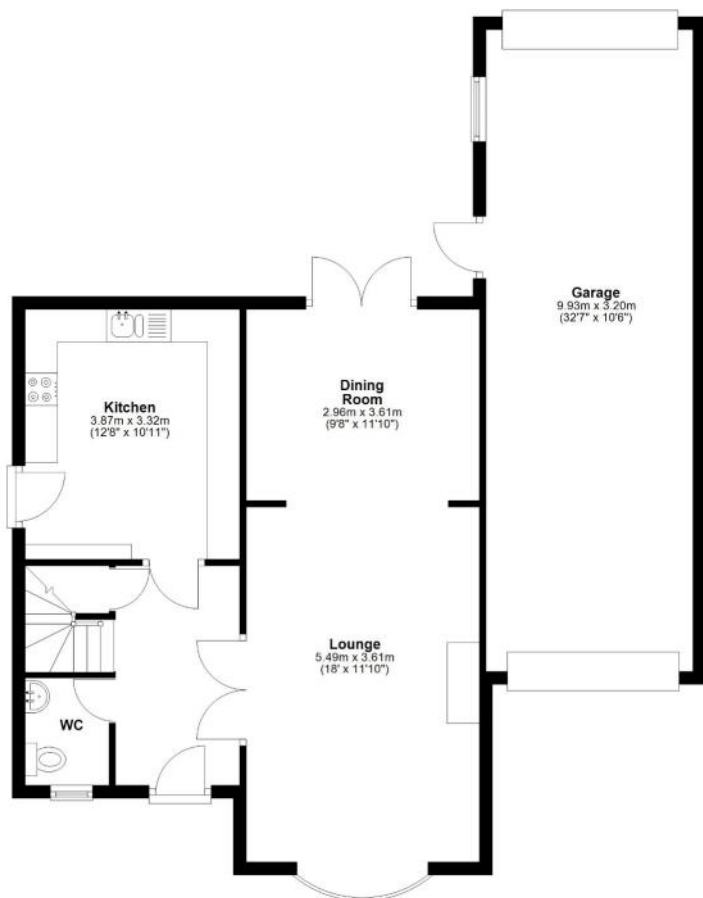






### Ground Floor

Approx. 88.7 sq. metres (954.7 sq. feet)

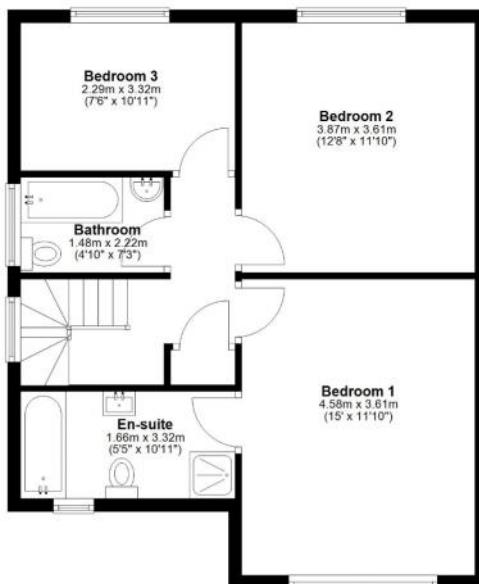


Total area: approx. 144.7 sq. metres (1558.0 sq. feet)



### First Floor

Approx. 56.0 sq. metres (603.2 sq. feet)



### SERVICES

Mains water, drainage, and electricity are connected. Central heating is oil 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

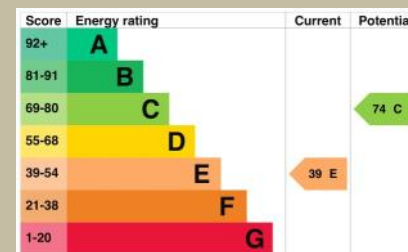
**Council Tax: Band F**  
**Postcode: GU24 9EL**

### 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 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.



**InVillages**  
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*Specialist Estate Agents Dedicated to Village Property*

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