



InVillages
with SIMON BANCE

invillages.com

Southolme
1 Heather Way, Chobham, Surrey GU24 8RA

Built in the 1920's with various later additions, this detached chalet style home provides adaptable well proportioned accommodation, and sits in a superb half acre corner plot with lovely gardens and detached double garage.

Having been a happy family home for almost 40 years, the property does now require a full refurbishment and re-modelling programme, or alternatively scope for full replacement dwelling (subject to planning).

This offers a rare and fabulous opportunity to live in arguably one of the most sought after areas of Chobham, being tucked away along an unadopted lane, within a few yards walk of Chobham Common and Burrow Hill Green, plus the village's excellent pubs and restaurants. The village centre shops and amenities are also within easy access.

DISTANCES - approx.

Woking (mainline station/22 minutes to London Waterloo) - 3.7 miles; Sunningdale - 4.1 miles; Guildford - 8.7 miles; Windsor - 11.7 miles; Reading - 21.4 miles; Heathrow Airport - 17 miles; M25 (junction 11 Chertsey) - 4.6 miles; M3 (junction 2 Lightwater) - 4.6 miles; Gatwick Airport - 35.7 miles; Central London (WC1) - 31 miles.

FOR SALE - FREEHOLD

FEATURES & ACCOMMODATION

On the ground floor - reception hall, utility room, cloakroom/wc, very large open plan living/dining room with feature fireplace & French doors to terrace & garden, fully fitted kitchen with integrated appliances, separate breakfast area, study/family room, double aspect master bedroom with fitted double wardrobes & en-suite bathroom. In addition there is an unused basement, currently only accessed via outside hatch.

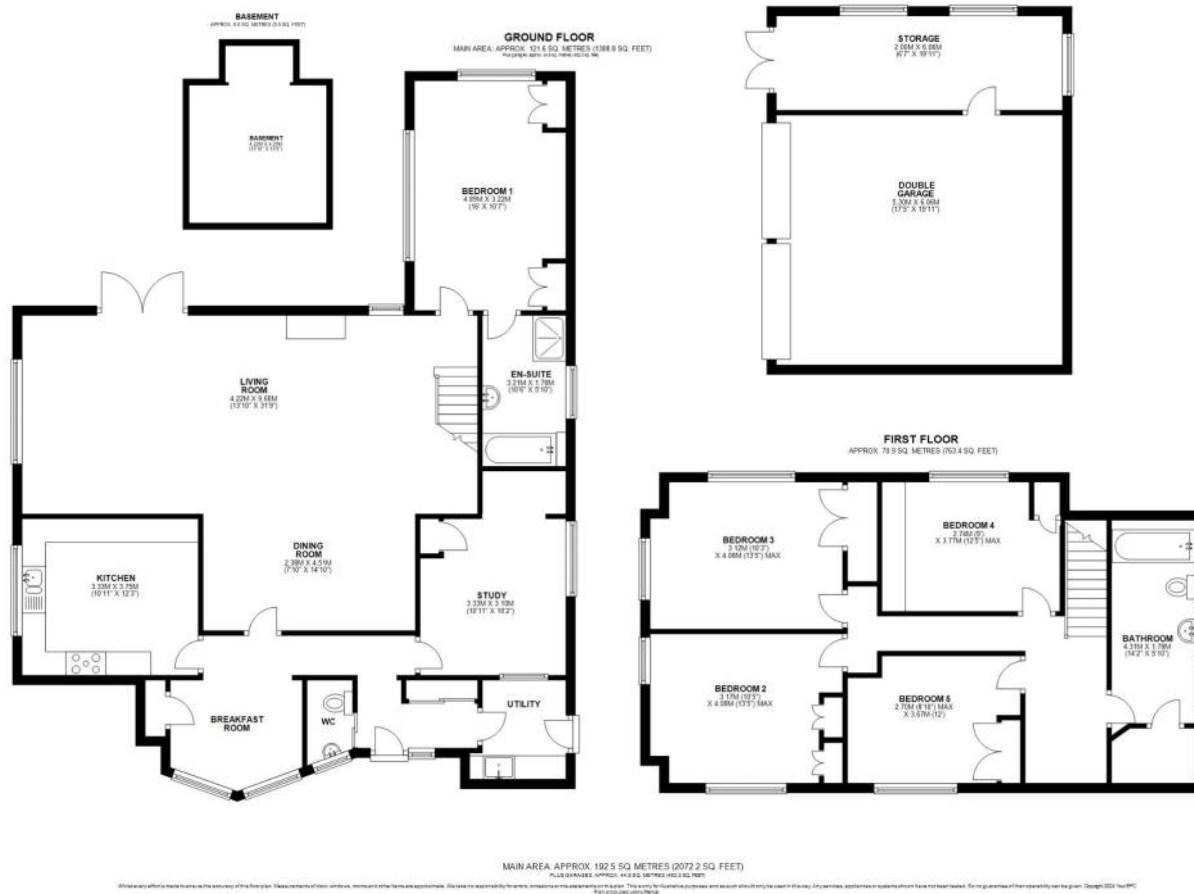
Upstairs there are 4 further double bedrooms with built-in wardrobes and served by a spacious family bathroom. The property is warmed by gas central heating via radiators.

Outside, to the front is gravel driveway with 5 bar gate offering ample parking for several vehicles, and access to detached double garage with twin up & over doors and workshop. The west facing rear garden boasts sunshine throughout most of the day, and is screened by mature bushes and trees, with large sweeping lawn, raised stone patio entertaining/sitting area and abundantly stocked flower & shrub borders. There is also a greenhouse and discreetly screened amenity/compost area.









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: F

POSTCODE: GU24 8RA

DIRECTIONS

From our offices in Chobham High Street, proceed north over the mini roundabout into Windsor Road. Continue up to Burrow Hill Green and turn right opposite Four Horseshoes pub into Gorse Lane. The entrance to the property will be found on the left just before the junction into Heather Way.

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		81 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

InVillages
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Specialist Estate Agents Dedicated to Village Property

Telephone: 01276 855788

Email: sales@invillages.com

www.invillages.com