



**InVillages**  
with SIMON BANCE

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

**1 Walnut Tree Cottages**  
Brick Hill, Chobham, Surrey GU24 8TQ

Set in the semi-rural hamlet of Brick Hill, this very pretty semi-detached period cottage offers the perfect opportunity for country style living, being close to the common & thus a birdwatchers paradise, yet still within short driving distance of an abundant choice of shops, country pubs and other amenities provided in nearby village centres of Windlesham, Chobham & Sunningdale.

The property offers a charming bright & well presented interior, retaining many character features, and is complimented outside by delightful well stocked cottage gardens, large garage and driveway for 2 - 3 cars.

No onward chain

**DISTANCES - approx.**

Woking (mainline station) - 6 miles; Sunningdale - 2.3 miles; Guildford - 13.2 miles; Windsor - 9.7 miles; Reading - 19.6 miles; Heathrow Airport - 15 miles; M25 (junction 11 Chertsey) - 6 miles; M3 (junction 3 Lightwater) - 3.4 miles; Gatwick Airport - 37.7 miles; Central London (WC1) - 31 miles.

**FOR SALE - FREEHOLD**

**Price on application**

**FEATURES & ACCOMMODATION**

Light & airy reception hall, cloakroom/wc, charming double aspect study, cosy sitting room with with feature bay window, built-in bookcase, fireplace & wood burning stove, dining room with fireplace and open access to modern fitted country style kitchen with painted eye & base level units plus range cooker & extractor hood, 2 well proportioned double bedrooms, modern fitted bathroom with fitted shower above bath. There is also a pull-down step ladder from bedroom 2 to spacious loft storage room with Velux window & built-in cupboards & drawers. The property is fitted with hardwood replacement double glazed windows and warmed by gas central heating via modern combi boiler with underfloor heating on ground floor and radiators upstairs.

Outside, the cottage sits back in a decent sized plot, with lovely cottage gardens to front and rear, being abundantly stocked with wide array of wild flowers, mature shrubs, bushes and trees. To the rear, there is a secluded lawned area and winding path leading to enclosed vegetable garden, greenhouse, timber workshop & gated access to rear parking for 3 cars plus large timber garage.

To the front of the property is a small triangular green and direct access onto open space commonland.

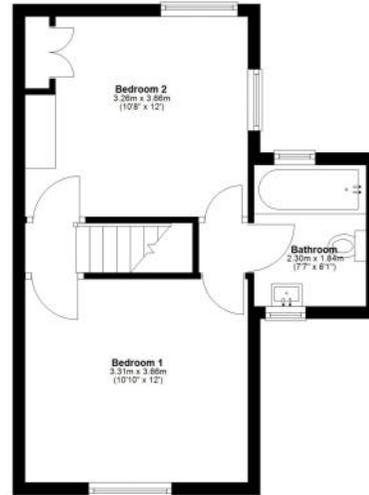




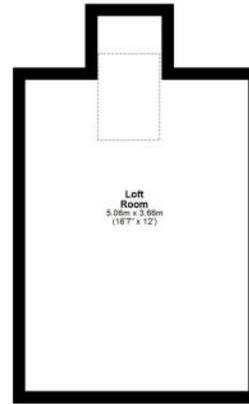
**Ground Floor**  
Approx. 49.9 sq. metres (536.9 sq. feet)



**First Floor**  
Approx. 32.2 sq. metres (346.7 sq. feet)



**Second Floor**  
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 82.1 sq. metres (883.6 sq. feet)



**SERVICES**

Mains water, gas and electricity are connected. Gas fired central heating, part underfloor, part radiators. Private drainage system 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: D**  
**POSTCODE: GU24 8TQ**

**DIRECTIONS**

From our offices in Chobham High Street, proceed north over the mini roundabout in to Windsor Road towards Sunningdale. Continue for 1.9 miles out of Chobham Village and over Chobham Common to roundabout. Take first exit left into Chertsey Road and after 0.5 miles turn left into Brick Hill. Take the fork to the right and then follow the track around to the left & the property is on the left directly on the triangular green.

**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		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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

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