



InVillages
with SIMON BANCE

invillages.com

83 High Street
Chobham, Surrey GU24 8AF

A delightful three bedroom period cottage ideally situated in the heart of Chobham village conservation area, with immediate access to a good selection of shops, pubs and restaurants.

The cottage offers well-appointed and comfortable accommodation arranged over two floors. The reception hall provides access to a snug study room with feature fireplace, a separate double aspect sitting/dining room with French doors to the garden. The modern kitchen is comprehensively equipped with range of gloss units & integrated appliances. Upstairs, there a 3 good size double bedrooms, and charming luxury fitted bathroom with clawfoot bath and separate shower cubicle. The property is warmed by gas fired central heating via radiators.

The private courtyard garden is a particular feature incorporating a spacious sun terrace perfect for alfresco entertaining. A side gate provides access to the front of the house.

Price Guide £525,000 Freehold - Council Tax Band D

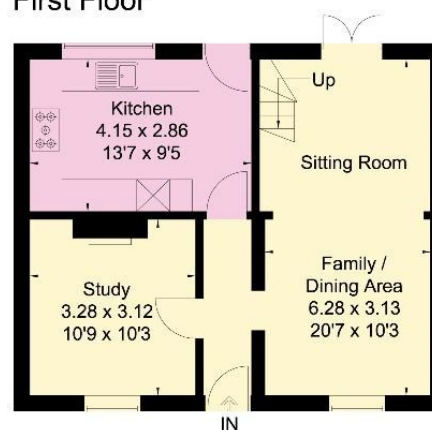


Agents Note : None of the services or appliances within the property have been tested by our company and none of the fixtures & fittings or electrical appliances, unless mentioned within our sales particulars form part of the property for sale, if you are unsure we advise you to check with your surveyor or solicitor.

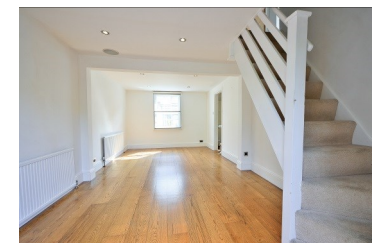
Approximate Gross Internal Area = 94 sq m / 1012 sq ft



First Floor



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLANZ © 2014 0845 6344080 Ref: 124022

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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*“ Specialist Estate Agents for Village Property
& Country Homes ”*

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