



InVillages
with SIMON BANCE

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The Coach House
Grantbourne, Castle Grove Road, Chobham, Surrey GU24 8EF

An attractive 2 bedroom detached single storey character cottage with superb landscaped private garden, situated within a short walk from all the amenities offered by Chobham village centre. The well presented accommodation includes a good sized hallway, living room with access to small morning/garden room, fully fitted kitchen, 2 double bedrooms & bathroom. The property is warmed by gas central heating via radiators, and is fully double glazed.

Peacefully set behind the main building of Grantbourne, the cottage has its own single garage and further large communal parking area. The charming private garden is the standout feature of the property, with lovely shaped lawn & sunny patio area, plus a variety of mature trees, shrubs and flowers, all being screened by brick wall and laurel hedging.

Note: There is a monthly service charge of £250, which includes buildings insurance & the cost of gardening

Price Guide £565,000 Share of Freehold

Council Tax: Band E - Surrey Heath - 999 year lease granted in 2005



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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		110 A
81-91	B		
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



DIRECTIONS:

From Chobham High Street, proceed south over the mini roundabout by the petrol station, into Castle Grove Road. The entrance to Grantbourne can be found a short distance along on the left hand side.

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

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