

WEST END COTTAGE

WEST END - WOKING - SURREY





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Attractive beautifully presented character family house, extensively & lovingly re-designed and refurbished, set in wonderful landscaped grounds directly opposite outstanding Gordons School.

* Reception hall * cloakroom/wc * double aspect sitting room with, working feature fireplace, fitted wall units & bookcase * dining room * study * modern fully fitted open plan kitchen/ breakfast/family room * utility room *

* master bedroom suite with custom range of fitted wardrobes, cupboards & window seat, luxury en-suite bathroom * 3 further bedrooms (2 doubles & 1 single) * modern family bathroom *

Detached garage building * large family/games room *
* modern shower room * open triple garage with workshop area & electric remote roller doors

Beautiful landscaped lawned grounds surrounded by woodland featuring stone sun terrace and various stocked flower and shrub borders * large sweeping gated driveway *

In all about 0.7 acres

Distances (approximate):

Woking mainline station - 5 miles/approx 15 mins by car:

Brookwood (mainline station) - 4 miles, Sunningdale - 4.2 miles; Guildford - 10 miles; Windsor - 13 miles; Reading - 19 miles; Heathrow Airport - 17 miles; M25 (junction 11 Chertsey) - 6 miles; M3 (junction 3 Lightwater) - 2 miles; Gatwick Airport - 37.7 miles; Central London (WC1) - 31 miles.







A Timeless Village Home with Modern Elegance

Perfectly positioned opposite the prestigious Gordon's School and surrounded by the natural beauty of West End's common land, this exquisite 1850s home has been sympathetically extended and beautifully renovated to create the ideal balance of period charm and contemporary luxury.

Step inside to discover a welcoming double-aspect living room with bespoke cabinetry and French doors that open seamlessly onto a spectacular open-plan kitchen, dining and family space. Designed for modern living, this light-filled hub boasts Shaker style units, granite work surfaces, integrated appliances, and a breakfast bar—perfect for relaxed mornings or entertaining in style. In addition, study, formal dining room, along with a utility and cloakroom, offer both practicality and flexibility.

Upstairs, the fabulous master suite is a true sanctuary, featuring bespoke fitted wardrobes, a window seat, and a spa-like en-suite bathroom. Three additional bedrooms and a sleek family bathroom complete the accommodation.

Exceptional Outbuilding

A rare addition, the substantial detached outbuilding includes a triple garage with electric doors, workshop, games room, and shower room—an exciting opportunity for conversion into a self-contained annexe (STPP).

Grounds & Gardens

Set within 0.7 acres and approached via remote-controlled gates and a sweeping gravel drive with a striking water feature forming a central focal point, creating a strong sense of arrival, the property enjoys complete privacy. The landscaped gardens are laid mainly to lawn with abundant planting and wildflower borders, while a formal garden and sun terrace—directly accessed via French doors from the kitchen/family room—provides the perfect setting for al fresco dining and summer gatherings.



Situation:

West End Cottage is situated in the popular village of West End which offers a delightful village gastro pub and small range of shops for immediate needs, but is approximately 2 miles from Chobham & Lightwater which both also offer good day to day shopping and comprehensive selection of excellent pubs and restaurants. Woking, Guildford and Windsor provide a further extensive range of shopping and recreational facilities.

Schools: Educational facilities in the vicinity are first class and give provision for children of all age groups. Immediately opposite the property is Gordons School, but nearby alternative schools include Coworth Flexlands in Valley End, Hoebridge in Woking, Hall Grove in Bagshot, St Georges in Weybridge and Heathfield in Ascot.

Entertainment: Sporting facilities in the area include racing at Ascot and Windsor, polo at Guards and Ascot Park, golf at Queenwood, Chobham, Foxhills Country Club, Wentworth and Sunningdale.

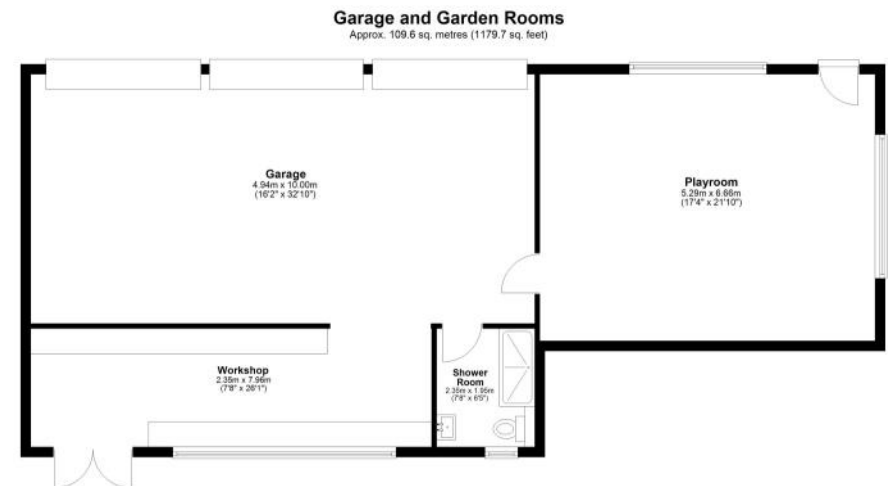
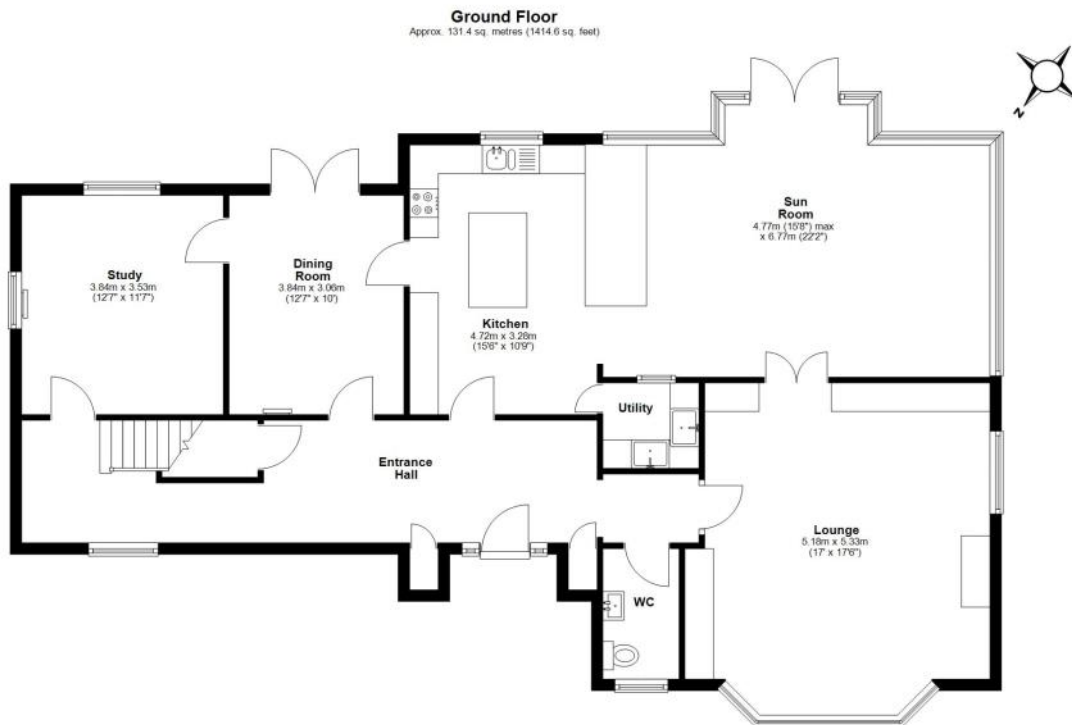
Walking & Riding: The house and village is surrounded by beautiful countryside, particularly Chobham & West End commons, providing excellent direct access for walking and horse riding.



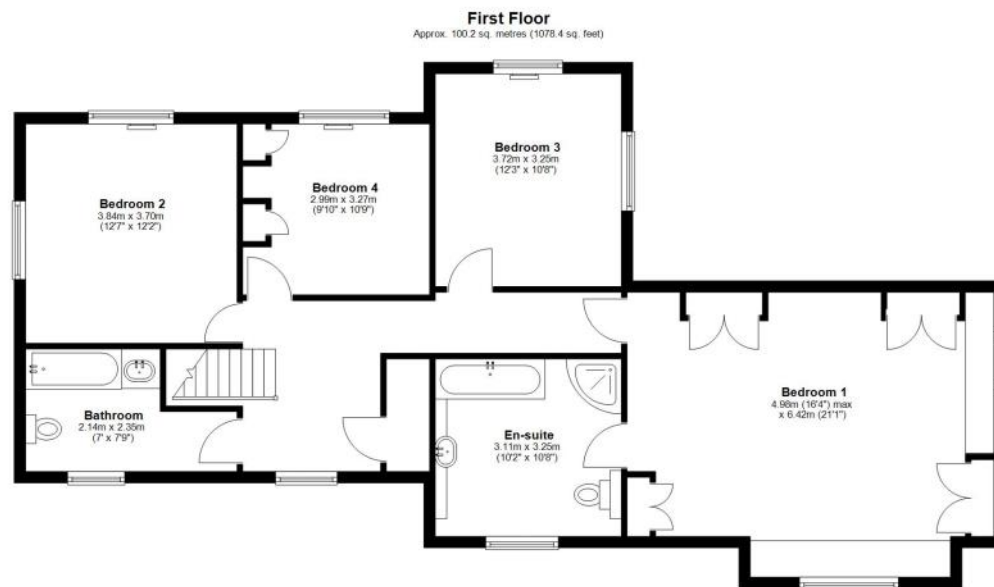








Total area: approx. 109.6 sq. metres (1179.7 sq. feet)



Total area: approx. 231.6 sq. metres (2493.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





SERVICES

Mains water, gas and electricity are connected. Central heating is gas fired via radiators, plus underfloor heating in the kitchen/family room and in the master bedroom suite. A pressurised water system also serves the central heating & hot water. Private drainage is via modern sewerage treatment system

The garage building has its own separate services for possible later conversion to a Self contained annexe—subject to planning consent.

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.

COUNCIL TAX: Band G

EPC Rating: Band C

POSTCODE: GU24 9QH

VIEWING

All viewing is to be strictly by appointment with In Villages Estate Agents in Chobham on 01276 855788

DIRECTIONS

From our offices in Chobham High Street, proceed north to the mini roundabout and take the first exit towards Lightwater along Bagshot Road out of Chobham Village passing Chobham Adventure Farm. Continue all the way to the Gordons roundabout and take the 1st exit into Guildford Road towards West End. The property will be found a short way along 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.



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