



InVillages
with SIMON BANCE

invillages.com

Oaklea
Scotts Grove Road, Chobham, Surrey GU24 8DW

Situated in a pleasant semi-rural position between Chobham & West End villages, discreetly set on a large plot behind private gates, this unique home offers the perfect blend of seclusion and modern family living. Remodelled and enhanced during the current ownership, the property has been thoughtfully designed to create versatile living spaces while still offering exciting scope for further extension, subject to consent.

This property offers the perfect opportunity for country style living, being close to bridleways & footpaths, ideal for dog walks, yet still within short driving distance of an abundant choice of shops, country pubs and other amenities provided in the nearby villages.

Distances (approximate):

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

Brookwood (mainline station) - 3.2 miles; Sunningdale - 5.4 miles;
Guildford - 9 miles; Windsor - 13 miles; Reading - 19 miles;
Heathrow Airport - 17 miles; M25 (junction 11 Chertsey) - 6 miles;
M3 (junction 3 Lightwater) - 2.3 miles; Gatwick Airport - 37.7 miles; Central London (WC1) - 31 miles.

FOR SALE - FREEHOLD

Price On Application

FEATURES & ACCOMMODATION

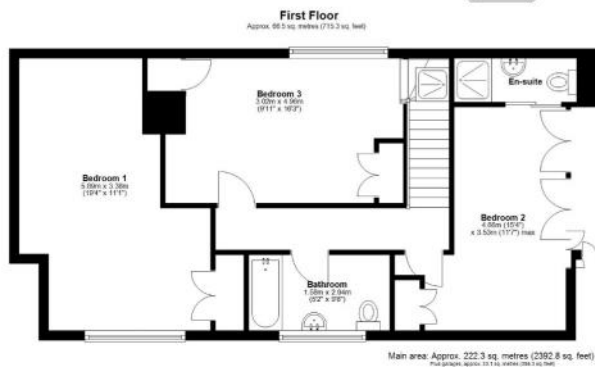
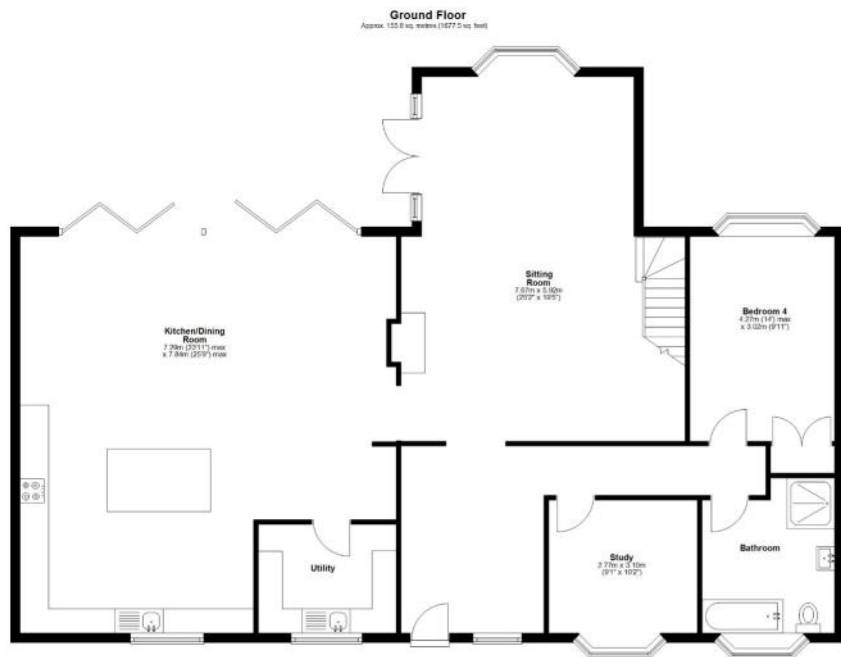
The reception hall sets the tone with its characterful exposed brick wall and arched opening into a generous sitting room, complete with a cosy stone fireplace. The real heart of the home is the open-plan kitchen/dining/family room – a bright and versatile space with a modern fitted kitchen, central island breakfast bar and wide bi-fold doors opening straight onto the garden. A utility room, study, double bedroom and a stylish family shower room with luxury hydro shower cubicle complete the ground floor.

Upstairs, there are three well-proportioned double bedrooms, one with its own en-suite shower room, plus a further family bathroom.

Outside, the property is approached through sliding electric gates to a large gravel driveway and detached double garage. The rear garden is private and secure, mainly laid to lawn and surrounded by mature trees and shrubs. A raised decked area, opening directly from the kitchen/family room, creates the perfect spot for barbecues, play and relaxed entertaining.







SERVICES

Mains water and electricity are connected. Central heating is oil fired via radiators. Private drainage 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: Band G
Postcode: GU24 8DW

DIRECTIONS

From our offices in Chobham High Street, proceed south to the mini roundabout & go straight across into Castle Grove Road. After 0.4 mls, at the fork, turn right into Scotts Grove Road and proceed for approximately 1 mile and the property will be found on the right hand side, shortly before the bridge and junction with Pennypot Lane.

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		
69-80	C		
55-68	D	62 D	75 C
39-54	E		
21-38	F		
1-20	G		

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Specialist Estate Agents Dedicated to Village Property

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