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**Meadow Cottage**  
Pennypot Lane, Chobham, Surrey GU24 8DQ



An attractive traditional Victorian semi-detached property, set in a fabulous semi-rural location along this highly sought-after country lane on the outskirts of Chobham village. This character home has benefited from some updates over the years but now offers an excellent opportunity for someone to put their own stamp on it through a full refurbishment programme, with potential to extend (STPP).

Outside, there is a gravel driveway providing off street parking and a single garage set back to the side of the property. The property boasts a wonderful, long rear garden laid to lawn, with various fruit trees and shrubs lining its borders. There is also a small attached brick outhouse at the rear, and the garden backs onto farmland and grazing land, offering uninterrupted views.

Accommodation: Reception hallway, open-plan living/dining room with exposed brick chimney breasts and feature bay window, traditional kitchen and bathroom, two double bedrooms, one single bedroom, gas-fired central heating via radiators, photovoltaic system, and no onward chain.

\* **Council Tax Band E**      \* **EPC Rating Band D**      \* **Freehold**

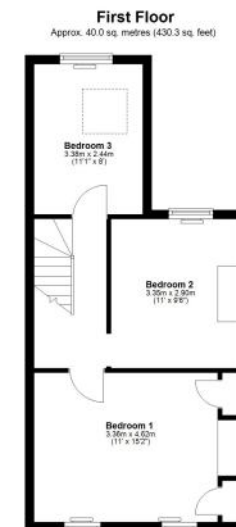
**Price Guide £550,000**



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Main area: Approx. 90.5 sq. metres (974.3 sq. feet)  
Plus garages: approx. 15.0 sq. metres (161.1 sq. feet)



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& Country Homes"*

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