
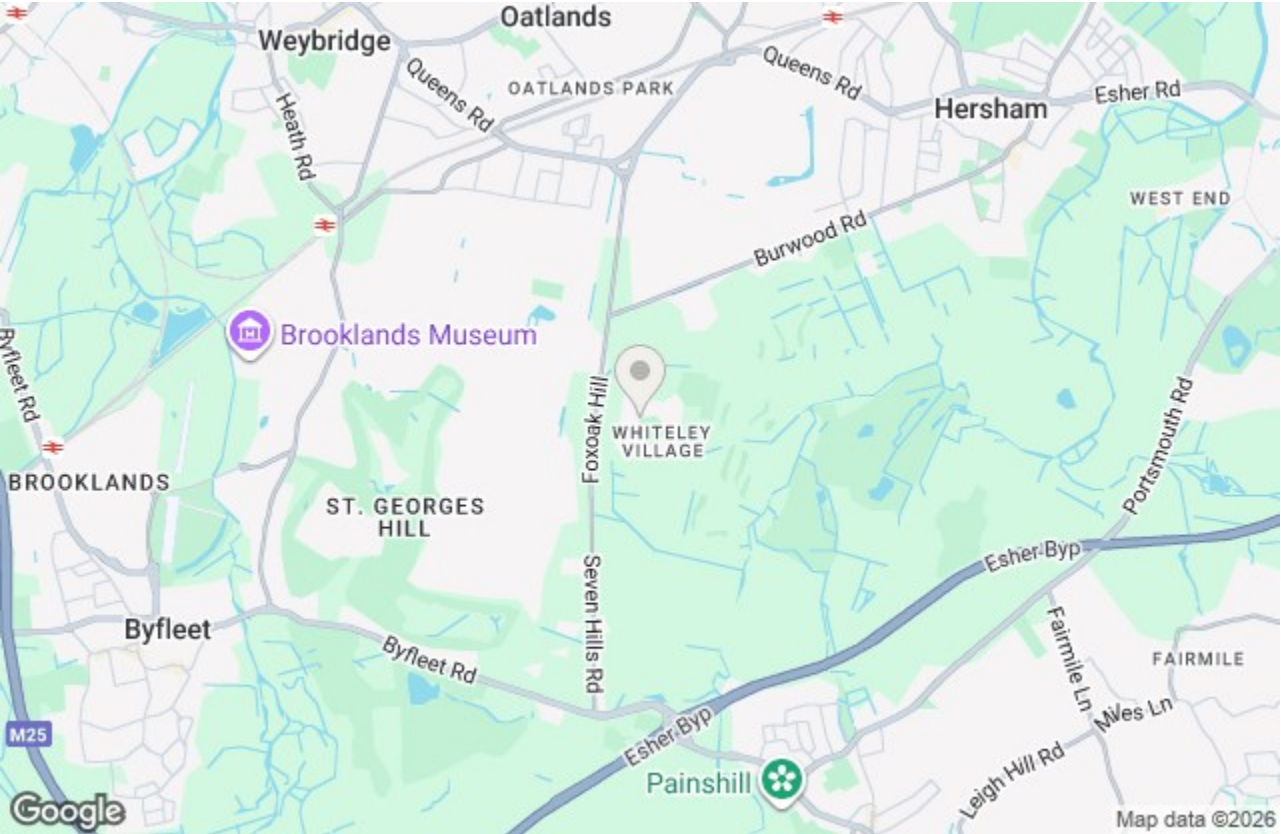


2, Coach House Mews, Walton-On-Thames, Surrey, KT12 4BT

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>77</b>	<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



£850,000 Leasehold

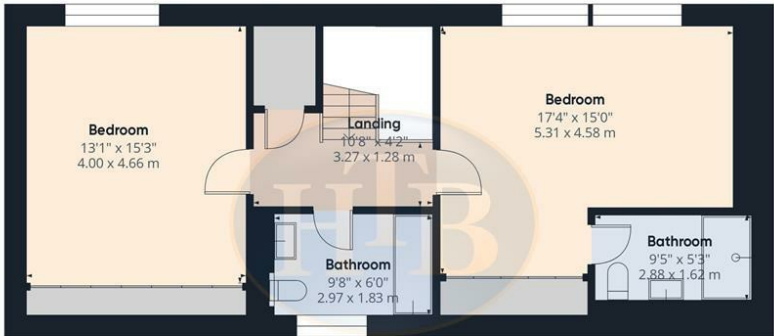
EXCLUSIVE RETIREMENT VILLAGE.  
We are delighted to offer this beautiful mews style cottage quietly located on an award winning Octagon development within the beautiful grounds of Whiteley Village and completed to a particularly high standard throughout. Exclusive to the over 60's, this wonderful home should be viewed at your earliest convenience to fully appreciate the stunning location and landscaped communal gardens.  
The accommodation is well cared for throughout and briefly includes a welcoming entrance hallway with modern downstairs cloakroom, bright and airy through lounge/dining room with feature fireplace and windows to all sides bringing in natural light in abundance. The open plan kitchen/breakfast room is fitted with a modern range of eye and base level units complimented with granite work surfaces and the advantage of a separate utility room. the ground floor includes underfloor heating.  
The feature turning staircase leads to the first floor with access to two large double bedrooms, both with fitted wardrobes and the master with a modern ensuite shower room. the second bedroom is served via the modern three piece bathroom.  
Externally the communal grounds are beautifully landscaped with mature trees and pretty shrubs creating ample space for residents to enjoy the secluded seating areas. There is also the advantage of a twin garage with both providing storage, power, light and parking with electric up and over doors.



Coach House Mews, Walton-On-Thames, Surrey, KT12 4BT



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>®</sup>  
1716.3 ft<sup>2</sup>  
159.45 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



- EXCLUSIVE TO OVER 60'S
- BEAUTIFUL LANDSCAPED COMMUNAL GARDENS
- GATED ACCESS
- ACCESS TO 200 ACRE GROUNDS AND FACILITIES
- MODERN FITTED KITCHEN
- TWIN GARAGES
- POPULAR OCTAGON DEVELOPMENT
- NO ONWARD CHAIN
- MODERN BATHROOMS
- DOWNSTAIRS CLOAKROOM

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract