

Shepherds Lane

Approximate Gross Internal Area 254.29 sq m / 2737.16 sq ft
 (Excluding Garage & Outbuildings / Garden Cottage)
 Garage Area 24.83 sq m / 267.26 sq ft
 Outbuildings Area 40.52 sq m / 436.15 sq ft
 Garden Cottage Area 68.19 sq m / 733.99 sq ft
 Total Area 387.83 sq m / 4174.56 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



Disclaimer: We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars. **NB In accordance with the Estate Agency Act we are obliged to point out that the owner of this property is related to an employee of Newton Rowe Ltd**

Postcode for sat nav: GU20 6HL



Shepherds Lane, Windlesham

GUIDE PRICE £1,750,000



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Shepherds Lane, Windlesham, Surrey

We are delighted to be offering this sympathetically extended beautiful Victorian home, built circa 1880. It can be found in one of the most sought after villages in the area and has a delightful west facing walled rear garden with mature shrubs and plants. This impressive gated home also boasts a very attractive Garden Cottage. It is within easy reach of the M3 and M25 motorways and Woking mainline rail station is (27 mins direct to Waterloo). The property is close to local amenities, is a short walk to Sunningdale Golf Course and is within 100 metres of the stunning Chobham Common.

FEATURES

- Period features
- Excellent condition with high ceilings and open fireplace
- Gated home
- Flexible and versatile accommodation
- Detached self contained Garden Cottage
- 100m to Chobham Common
- 14 miles to Heathrow airport
- 7.5 miles to Woking station, 27 mins direct to Waterloo
- Award winning hotels, gyms, spas and prestigious golf clubs all nearby

ACCOMMODATION

- Entrance hall
- Four/five reception rooms
- Utility room
- Boot room
- Kitchen
- Sun room
- Four/five bedrooms
- Four bath/shower rooms

OUTSIDE

- Driveway parking
- Detached self contained Garden Cottage
- Double garage
- Attractive walled gardens with vegetable area
- Summer House
- Greenhouse
- Store rooms

LOCAL AUTHORITY/COUNCIL TAX

Surrey Heath – Band G

EPC RATING

D





