



Approximate Gross Internal Area  
109.0 sq m / 1173.27 sq ft  
Garage Area : 27.0 sq m / 290.63 sq ft  
Utility Area : 4.0 sq m / 43.05 sq ft  
Summer House Area : 11.0 sq m / 118.40 sq ft  
Total Area : 151.0 sq m / 1625.35 sq ft

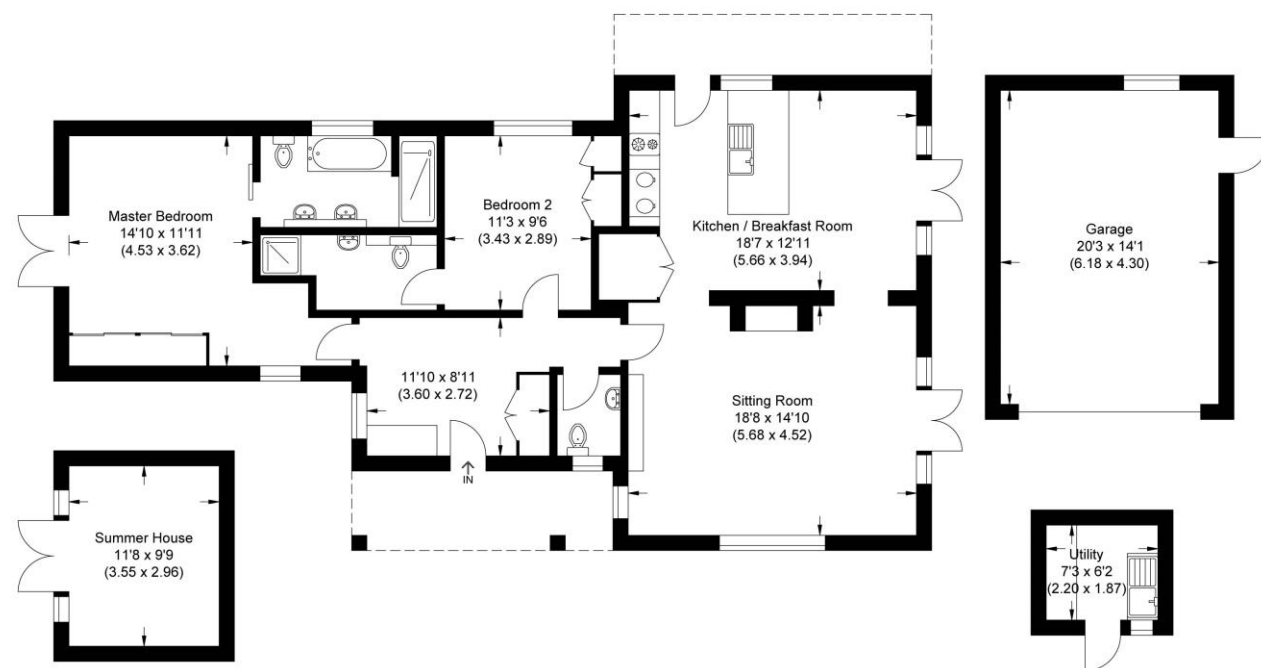


Illustration for identification purposes only, measurements are approximate, not to scale.

**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.

**Postcode for sat nav: GU20 6DU**



Baigents Lane, Windlesham

£975,000



The Old Dairy, 7 Updown Hill, Windlesham, Surrey GU20 6AF  
enquiries@newtonrowe.co.uk | 01276 986900

[www.newtonrowe.co.uk](http://www.newtonrowe.co.uk)





## Baigents Lane, Windlesham GU20 6DU

Located at the end of an idyllic private lane in the heart of Windlesham village, this superb detached bungalow with features including vaulted ceilings with exposed beams, log burner, country style kitchen/dining room and a private courtyard garden off the principal bedroom.

### FEATURES

- Private lane location
- Walking distance to village shops
- Excellent dog walks nearby
- Corner plot
- Log burner
- Vaulted and beamed ceilings
- Gas central heating
- Stunning interior
- Double glazing
- Solar panels

### ACCOMMODATION

- Entrance hall with study area
- Cloakroom
- Sitting room
- Open plan kitchen/dining room
- Impressive principal bedroom
- Second bedroom with en-suite shower room
- Outside utility/laundry room

### OUTSIDE

- 14 ft wide detached garage
- Driveway parking
- Manicured garden with patio and summerhouse

### LOCAL AUTHORITY/COUNCIL TAX

Surrey Heath – Band F

### EPC RATING

C









