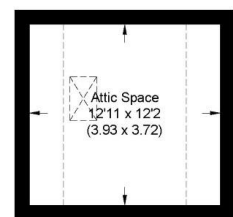
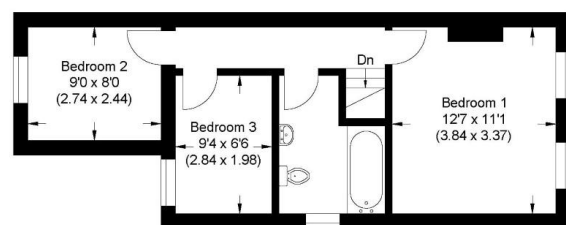




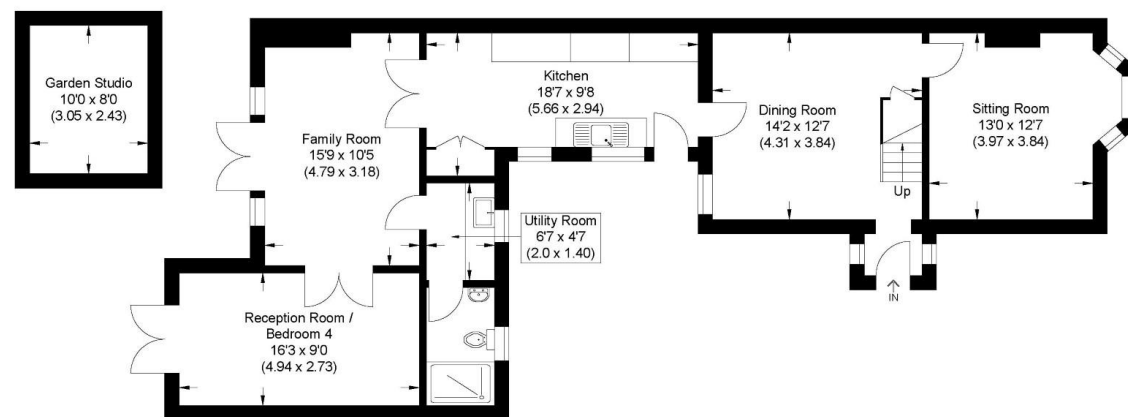
Approximate Gross Internal Area  
121.18 sq m / 1304.37 sq ft  
(Excluding Attic Space & Garden Studio)  
Attic Space Area 14.62 sq m / 157.36 sq ft  
Garden Studio Area 7.41 sq m / 79.76 sq ft



Second Floor



First Floor



Ground Floor

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 6DS**



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

QR code  
Scan for  
video tour



Updown Hill, Windlesham

**£780,000**

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



## Updown Hill, Windlesham

**\*WATCH OUR VIDEO TOUR\*** Set within the centre of Windlesham village, this charming semi detached cottage perfectly captures the balance between traditional character and modern living.

### FEATURES

- Walking distance to village shops and Field of Remembrance
- Semi detached
- Column radiators and cast iron fireplaces
- High ceilings
- Bay fronted
- Picture rails
- Sash windows and pine doors
- Bespoke 'in frame' shaker kitchen
- Larder cupboard
- Annexe potential
- Useful attic space used as an office
- Scope to extend subject to planning permission

### ACCOMMODATION

- Entrance porch
- Three upstairs bedrooms
- Downstairs fourth bedroom
- Family bathroom
- Three reception rooms
- Utility room
- Downstairs shower room
- Cottage style kitchen

### OUTSIDE

- Driveway parking for three average vehicles
- Mature cottage garden
- Studio with light and power
- Side access

### LOCAL AUTHORITY/COUNCIL TAX

Surrey Heath – band E

### EPC RATING

D





