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WELLS

Distinctive Homes

Established 2002

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CELEBRATING
20
YEARS
2002-2022



Whitehall Lane, Egham, Surrey, TW20 9NE

£1,274,000 Freehold

Woodhatch, Whitehall Lane, Egham, Surrey, TW20 9NE

A truly unique opportunity to acquire this much-loved family home having only come to the market for the second time in its history. This picture-perfect Victorian detached residence is located within just yards of Egham mainline train station, Magna Square, High Street amenities, local schools, fantastic restaurants and nurseries. This rarely available property boasts approximately 3400sqft of accommodation as well as retaining many original features throughout. Additional benefits include off street parking for up to five vehicles, double garage and private well-established grounds and he huge potential of a self-contained one bedroom annexe (S/T/L/A/A). No onward chain.

	Original wooded main front doors to::
<u>ENTRANCE VESTIBULE:</u>	Stairs to first floor, original cornice ceiling, picture rail, radiator, under stair storage cupboard, front aspect leaded light window and doors to all rooms.
<u>DINING ROOM:</u>	Original cornice ceiling, picture rail, original cast iron fireplace, with wood surround and mantle, front aspect leaded light bay window.
<u>LOUNGE:</u>	Original cornice ceiling, picture rail, original open feature fireplace with wooden surround and mantle and granite hearth, radiator and front aspect leaded light bay window
<u>DRAWINGROOM RECEPTION THREE:</u>	Original cornice ceiling, original cast iron fireplace, radiator and side aspect French Doors to courtyard. .
<u>KITCHEN/BREAKFAST ROOM:</u>	Comprising eye and base level units with granite work tops, one and a half sink drainer unit with mixer tap, fitted double oven, microwave and electric hob, space for other appliances, built in storage cupboard and dresser, radiator, tiled flooring and side aspect sash windows.
<u>GROUND FLOOR WETROOM:</u>	Comprising power shower, tiled flooring, walls and ceiling and rear aspect opaque window.
<u>SEPARATE WC:</u>	Low level WC, pedestal wash hand basin, radiator, part tiled walls and rear aspect window.
<u>INNER HALLWAY:</u>	Radiator, boiler cupboard, space for washing machine and tumble dryer, tiled flooring, original wood fired range, side aspect window and door to:
<u>PANTRY:</u>	Storage shelving, tiled flooring and side aspect window.
<u>HOME OFFICE/STUDY AREA:</u>	Radiator, side aspect window, rear aspect window, tiled flooring, door to garden and spiral staircase to first floor leading to bedroom.
<u>FIRST FLOOR LANDING:</u>	Access to loft, ornate cornice ceiling, handrail and balustrading and doors to all rooms.
<u>BEDROOM ONE:</u>	Original cornice ceiling, picture rail, radiators, original cast iron fireplace, front aspect leaded light bay window and door to second landing.
<u>BEDROOM TWO:</u>	Original cornice ceiling, original cast iron fireplace. Radiators, picture rail and front aspect leaded light bay window.

<u>BEDROOM THREE:</u>	Original cornice ceiling, picture rail, radiators, original cast iron fireplace and side aspect sash windows.
<u>SECOND LANDING AREA:</u>	Access to loft, cornice ceiling and doors to all rooms.
<u>BEDROOM FIVE:</u>	Original cornice ceiling, radiator, picture rail, side aspect sash window.
<u>BEDROOM FOUR:</u>	Original cornice ceiling, original cast iron fireplace with wooden surround and mantle, radiator, picture rail, spiral staircase to home office/study area and rear aspect sash window.
<u>BEDROOM SIX:</u>	Picture rail, radiator, and front aspect window.
<u>FIRST FLOOR BATHROOM:</u>	White three-piece suite comprising panel enclosed bath, power shower, concertina glass shower screen, pedestal wash hand basin, low level WC radiator, cornice ceiling, fully tiled walls and side aspect sash windows.

OUTSIDE

<u>REAR GARDEN:</u>	Approx 70ft X 50ft Patio area, lawn area, built in table and seating area, BBQ alfresco area, numerous flower shrubs and tree borders, well established rockery area, gate to front, enclosed by panel fencing, external tap, brick-built storage sheds, external lights and power:
<u>DOUBLE GARAGE</u>	Side workshop, up and over doors, lighting, loft storage and brick built attached storage shed
<u>OWN DRIVEWAY:</u>	Stone area, paved off street parking for up to five vehicles, covered bin storage area, gate to rear garden enclosed by panel fencing and well-established tree and shrub borders with pathway to:
<u>FRONT AND SIDE GARDENS:</u>	Well established flower shrub and tree borders, picket boundary fencing, stone pathway to front, lawned area’s front enclosed brick-built walling and pathway to main entrance.
<u>COUNCIL TAX BAND:</u>	H – Runnymede Borough Council

<u>VIEWINGS:</u>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk
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FLOORPLAN

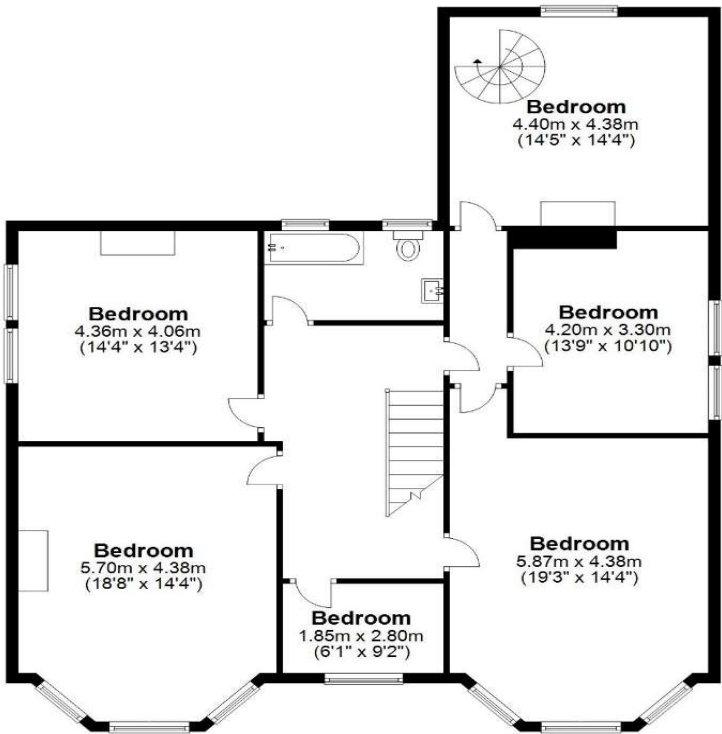
Ground Floor

Approx. 140.8 sq. metres (1515.4 sq. feet)



First Floor

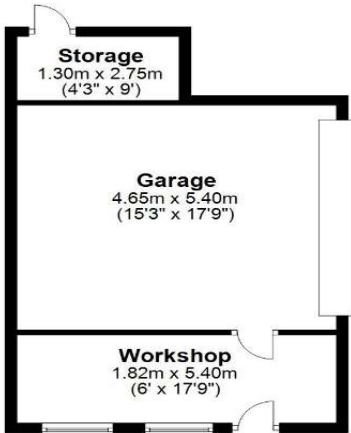
Approx. 132.4 sq. metres (1425.2 sq. feet)



Total area: approx. 312.6 sq. metres (3364.7 sq. feet)

Garage/Workshop

Approx. 39.4 sq. metres (424.1 sq. feet)



Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.

EPC

1 Whitehall Lane EGHAM TW20 9NE		Energy rating D
Valid until 4 November 2034	Certificate number 1034-6629-9409-0155-3206	

Property type	Detached house
Total floor area	262 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

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

