

ALEXANDER RUMSEY
REAL ESTATE

Green Lane, Addlestone, KT15

Guide Price £750,000

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A rare opportunity to acquire this imposing and characterful four-bedroom detached period residence, offering an exceptional blend of traditional charm, generous living accommodation and modern enhancements.

A particularly special feature of this beautiful home is the self-contained ground-floor accommodation, comprising a spacious double bedroom with en-suite bathroom, kitchenette, direct access to the rear garden and its own private entrance. This versatile space is ideal for multi-generational living, independent guest accommodation, a home office or potential rental income.

The property has been thoughtfully improved by the current owners in recent years, including the installation of three stylish new bath and shower rooms, a beautifully refitted main kitchen and separate kitchenette, double-glazed sash windows with elegant front-facing shutters and a contemporary composite front door.

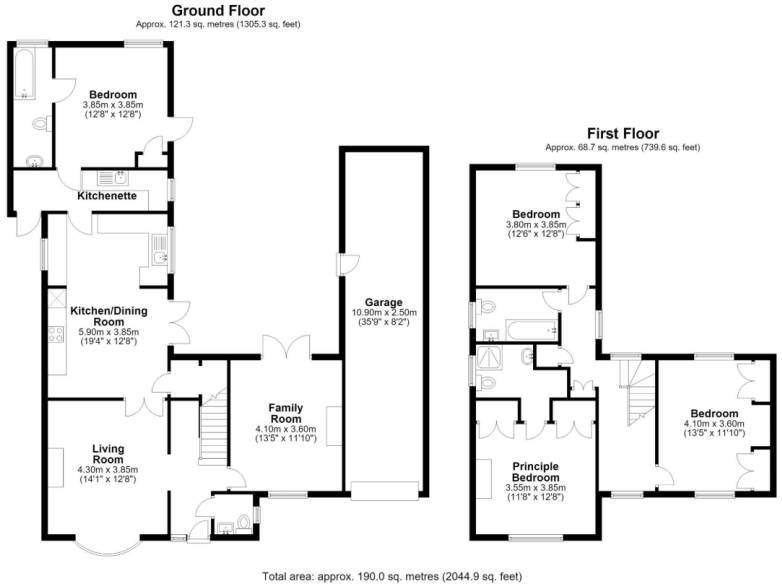
Externally, the property continues to impress, boasting a substantial double-length attached garage, off-road parking for two vehicles and a truly delightful, secluded south-facing garden measuring approximately 73' x 42'. The garden provides a wonderful setting for entertaining and relaxation, with an attractive courtyard offering the perfect space for al fresco dining. The garage, which also benefits from access to the courtyard, presents exciting potential for a variety of uses or possible conversion, subject to the necessary planning permissions.

The well-proportioned internal accommodation begins with an inviting tiled entrance hallway, leading to a convenient cloakroom, a charming living room featuring an open fireplace, and an impressive double-aspect family room with double doors opening onto the garden. The generous kitchen/dining room provides an excellent space for everyday family life and entertaining, with further doors leading directly outside.

To the first floor, a spacious galleried landing leads to the principal bedroom, complete with a beautifully remodelled en-suite shower room, alongside two further well-proportioned double bedrooms and a contemporary family bathroom.







- Impressive four-bedroom detached period residence
- Versatile self-contained ground-floor accommodation
- Spacious living room with open fireplace
- Principal bedroom with modern en-suite shower room
- Off-road parking for two vehicles
- Three stylishly refitted bath/shower rooms
- Double bedroom with en-suite, kitchenette and private entrance
- Generous kitchen/dining room and separate family room
- Double-length attached garage with conversion potential (STPP)
- Secluded 73' x 42' south-facing garden with entertaining courtyard



