



InVillages
with SIMON BANCE

invillages.com

Newholme
Windlesham Road, Chobham, Surrey GU24 8SW

A unique architect designed single storey dwelling, constructed only 5 years ago, offering well planned, light & airy accommodation plus a good sized secluded garden, situated along a popular country lane on the semi-rural outskirts of Chobham village.

A rare but fabulous opportunity to live in one of the most sought after parts of the village, within easy access of Chobham common, Burrow Hill Green, and The Four Horseshoes, one of our most popular pubs.

Distances (approximate):

Woking (mainline station/22 minutes to London Waterloo) - 3.7 miles; Sunningdale - 3.1 miles; Guildford - 8.7 miles; Windsor - 11.7 miles; Reading - 21.4 miles; Heathrow Airport - 17 miles; M25 (junction 11 Chertsey) - 4.6 miles; M3 (junction 2 Lightwater) - 4.6 miles; Gatwick Airport - 35.7 miles; Central London (WC1) - 31 miles.

FOR SALE - FREEHOLD

Price on application

FEATURES & ACCOMMODATION

The property offers a wonderful contemporary feel with part vaulted ceilings and additional light provided by skylight windows, all warmed by underfloor central heating. The accommodation revolves around a large open plan living space with comprehensive modern kitchen and integrated appliances.

The sitting room offers a double aspect with bi-fold doors to the rear terrace and garden. Off the reception hall is a utility room and cloakroom/wc. There are two well proportioned double bedrooms with built-in wardrobes, and a superbly fitted, fully tiled luxury bathroom with twin basins and separate bath and shower cubicle. The property is fully double glazed.

Outside, the property is approached via brick pillared entrance with electric sliding gate and gravel driveway. The landscaped rear garden is secluded & south facing, backing onto private woodland, with paved patio areas, large lawn and screening all round. A fully insulated cabin provides the perfect work from home space, or home gym.







SERVICES

Mains water, drainage, gas and electricity are connected. Underfloor gas fired central heating.

FIXTURES AND FITTINGS

It should be noted that none of the services or appliances within the property have been tested by our company and none of the fixtures & fittings or electrical appliances, unless mentioned within our sales particulars form part of the property for sale. Any fixtures and fittings not mentioned in this brochure may be available by separate negotiation.

VIEWING

All viewing is to be strictly by appointment with In Villages Estate Agents in Chobham on 01276 855788

COUNCIL TAX: Band E
POSTCODE: GU24 8SW

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B		
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DIRECTIONS

From our offices in Chobham High Street, proceed north to the mini roundabout, and continue straight over into Windsor Road. Proceed for about half a mile, turning left at the Burrowhill Green crossroads into the Windlesham Road and follow this for 0.5 miles. The property will be found a short way a short way past Ford Road on the left hand side.

IMPORTANT NOTICE

In legal accordance with the Misrepresentation Act 1967 and the Property Misdescription Act 1991, these details have been prepared in good faith, they are not intended to constitute part of an offer or contract. Any information contained herein, whether in the text, plans or photographs is given in good faith but should not be relied upon as being a statement or representation of fact. Any measurement or distances referred to herein are approximate only.

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Specialist Estate Agents Dedicated to Village Property

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