



**InVillages**  
with SIMON BANCE

[invillages.com](http://invillages.com)

3 Brimshot Lane  
Chobham, Surrey GU24 8RW

Occupying a secluded and mature plot within comfortable walking distance of Chobham High Street, this beautifully maintained detached chalet bungalow offers over 2,200 sq ft of versatile accommodation, ideal for families, downsizers or those seeking flexible living space.

This is a fabulous opportunity to live in arguably one of the most sought after areas of Chobham, occupying a peaceful, tucked away position, just a stone's throw from Chobham common and within stumbling distance of Burrow Hill Green, The Four Horseshoes & The Red Lion, two of the our most popular village pubs.

Distances (approximate): Woking (mainline station/22 minutes to London Waterloo) - 3.7 miles; Sunningdale - 4.1 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:

Approached via double five-bar gates, the property enjoys a private setting with extensive driveway parking and a substantial detached double garage with workshop space. Internally, a welcoming entrance hall leads to a generous range of well-proportioned rooms. The impressive dual-aspect living room features a log-burning stove and opens into a spacious conservatory overlooking the gardens. A well-appointed kitchen/breakfast room is complemented by a utility room and ground floor shower room.

The flexible layout includes a study, formal dining room and a fourth bedroom on the ground floor, which could equally serve as an additional reception room. Upstairs, the principal bedroom benefits from fitted wardrobes and an en-suite bathroom, while two further double bedrooms are served by a stylish family bathroom.

Outside, mature landscaped gardens provide a high degree of privacy, with established planting, lawned areas and delightful spaces for outdoor entertaining and relaxation.

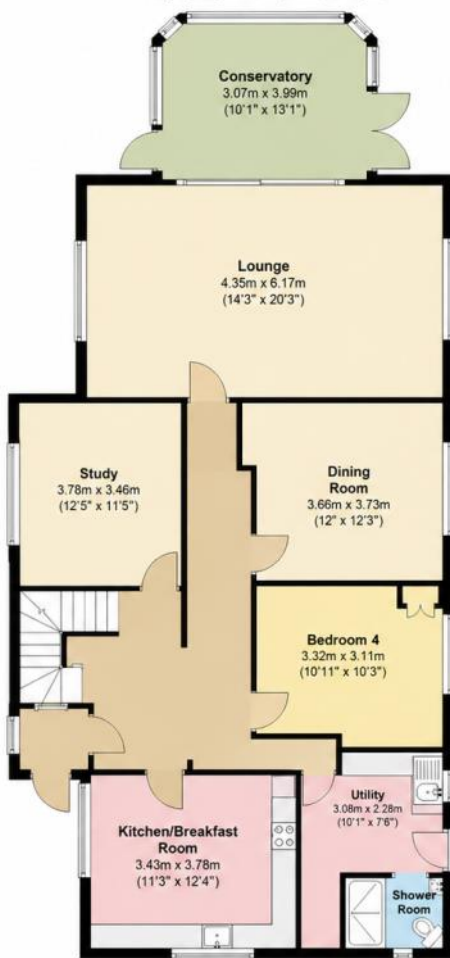




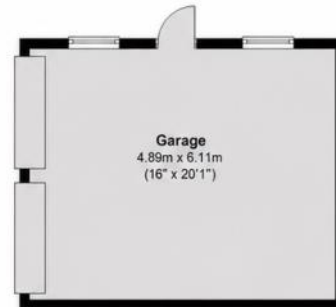


### Ground Floor

Main area: approx. 129.5 sq. metres (1393.9 sq. feet)  
Plus garages, approx. 20.9 sq. metres (223.1 sq. feet)

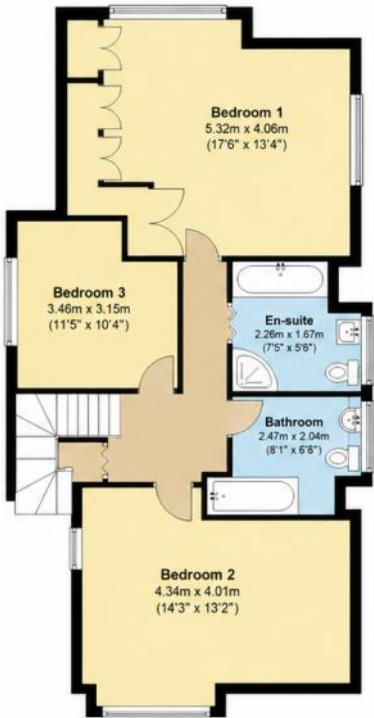


Main area: Approx. 205.5 sq. metres (2211.9 sq. feet)  
Plus garages, approx. 20.9 sq. metres (223.1 sq. feet)



### First Floor

Approx. 76.0 sq. metres (818.0 sq. feet)



### SERVICES

Mains water, drainage, gas and electricity are connected. Central heating is gas fired via radiators.

### 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: G

POSTCODE: GU24 8RW

EPC Rating: D

### 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 right at the Burrowhill Green crossroads into Little Heath Road and left again after the bungalows and just before the fork by the green into Brimshot Lane. The property is situated a short way up on the right hand side.

### IMPORTANT NOTICE

In 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**InVillages**  
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