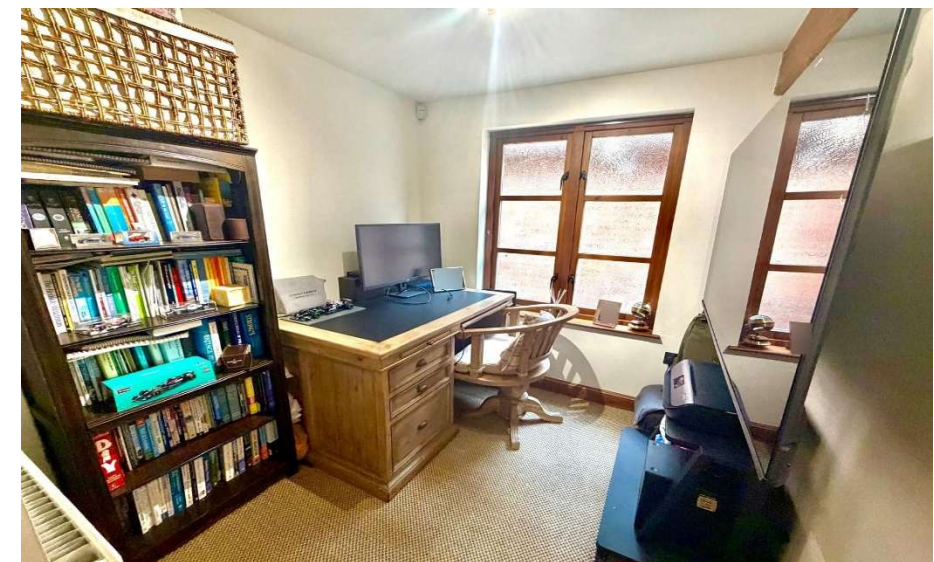
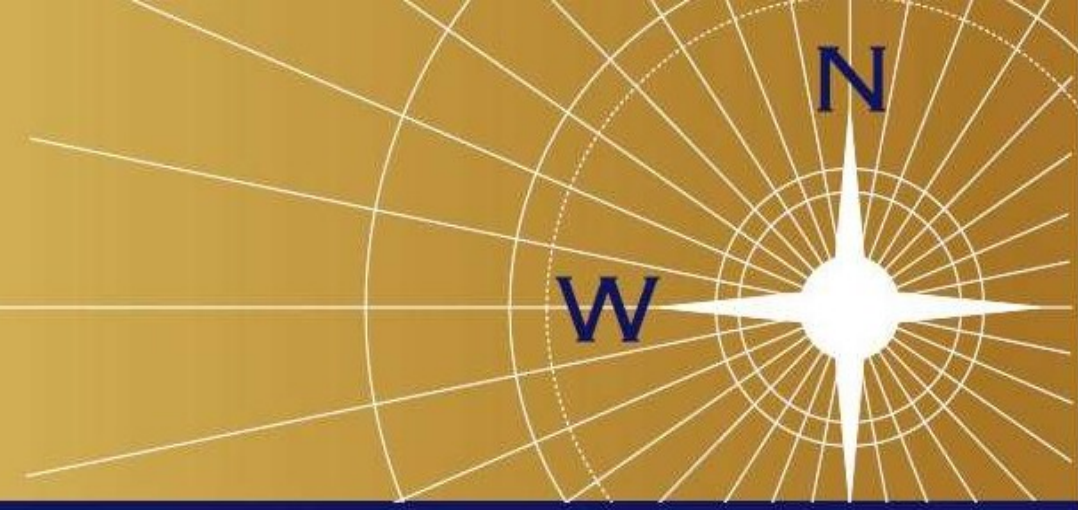


NEVIN
— & —
WELLS

Distinctive Homes

Established 2002



Monks Walk, Village Road, Thorpe, Surrey, TW20 8UE

£925,000 F/H

Monks Walk, Village Road, Thorpe , Surrey, TW20 8UE

A stunning four bedroom detached residence, beautifully positioned in the heart of the Historic village of Thorpe. Located within a mile and a half of Virginia Water and Egham mainline train stations. The versatile accommodation comprises four well positioned bedrooms, including a luxurious principle en-suite shower room and ample wardrobe storage, a luxurious family bathroom, fitted kitchen/breakfast room, home office/study, spacious open plan living/dining areas with easy access onto a recently landscaped garden. Additional benefits include integral garage and parking for several vehicles.

Main door to:

ENTRANCE HALLWAY:

Stairs to first floor, tiled flooring, storage cupboards, beamed ceiling, radiator and doors to all rooms.

DOWNSTAIRS W.C:

Low level W.C, wall mounted wash hand basin, radiator, front aspect double glazed window and tiled flooring.

KITCHEN/BREAKFAST ROOM:

Comprising eye and base level units with square edge work surfaces, one and a half bowl porcelain sink unit with mixer tap, fitted dish washer, fitted extractor hood, space for other appliances, beamed ceiling, tiled flooring, front and side aspect double glazed windows and door to: -

UTILITY ROOM:

Built in units with sink, wall mounted boiler, space for appliances, tiled flooring and door to side aspect.

OPEN PLAN LIVING/DINING ROOM:

Feature Inglenook fireplace with log burner and exposed brickwork with brick hearth and built in shelving to side, radiators, beamed ceilings, rear aspect French doors to garden, side aspect French doors to garden, side and rear aspect double glazed windows and engineered Oak flooring.

FIRST FLOOR LANDING:

Beamed ceiling, hand rails and balustrading, airing/storage cupboards, double glazed Velux window, newly fitted carpets and doors to all rooms.

PRINCIPLE BEDROOM:

Beamed ceiling, built in wardrobes, radiator, newly fitted carpets, rear aspect double glazed window and door to: -

EN-SUITE SHOWER ROOM:

Comprising walk in shower with full height shower screening, vanity enclosed wash hand basin, concealed low level WC, heated towel rail, part tiled walls, tiled flooring and side aspect double glazed Velux window.

BEDROOM TWO:

Beamed ceiling, radiator, fitted wardrobe, newly fitted carpet, front and rear aspect double glazed windows.

BEDROOM THREE:

Beamed ceiling, radiator, fitted wardrobe, front aspect double glazed window and newly fitted carpet.

BEDROOM FOUR:

Radiator, newly fitted carpets and side aspect double glazed window.

LUXURY FIRST FLOOR FAMILY BATHROOM:

Four piece suite comprising separate shower cubicle, stand-alone bath, concealed low level WC, vanity enclosed wash hand basin, heated towel rail, mood lighting, tiled flooring and side aspect double glazed window.

OUTSIDE

RECENTLY LANDSCAPED REAR GARDEN:

Approximately 60ft (Westerly Facing) patio areas, lawn areas, mature flower, shrub and tree borders, fully insulated summer house, fixed aluminium pergola with push down shuttering, external lighting, power and water and enclosed by panel fencing and brick walling.

INTEGRAL GARAGE:

Side hung doors with power and lighting.

PARKING:

Own driveway providing off street parking for up to five vehicles.

COUNCIL TAX BAND:

TBC

VIEWINGS:

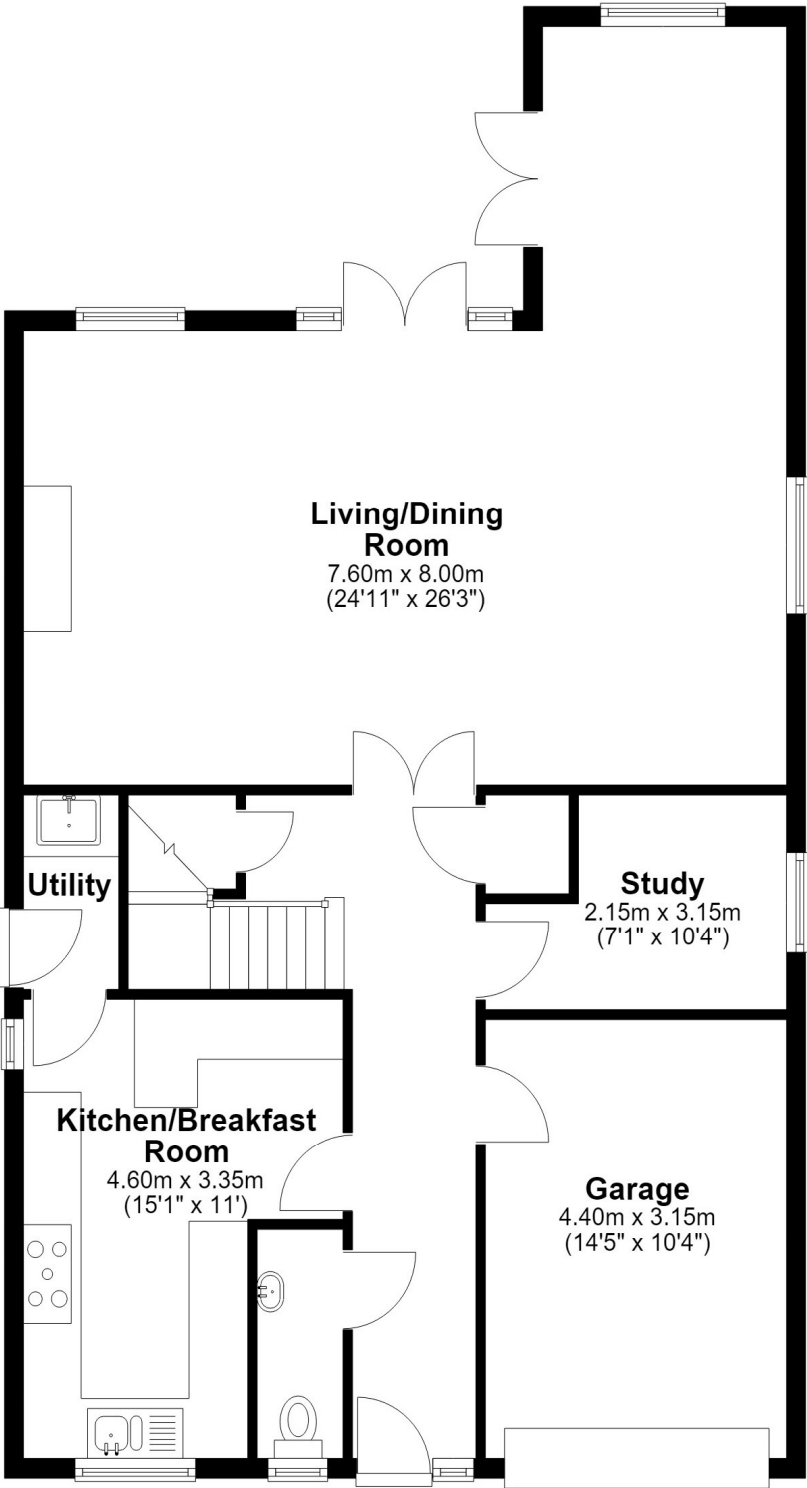
By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



FLOORPLAN

Ground Floor

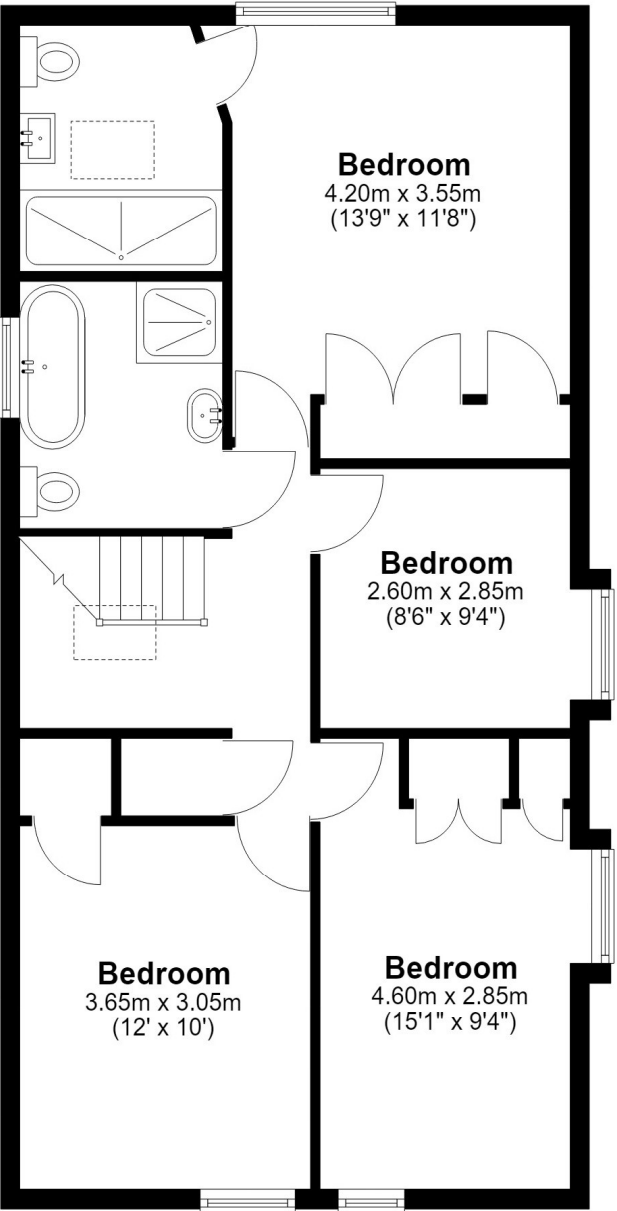
Approx. 98.2 sq. metres (1056.8 sq. feet)



Total area: approx. 166.1 sq. metres (1787.4 sq. feet)

First Floor

Approx. 67.9 sq. metres (730.6 sq. feet)



EPC

Monks Walk Village Road EGHAM TW20 8UE Energy rating C	
Valid until 27 July 2036	Certificate number 0320-2923-0630-2926-1475

Property type	Detached house
Total floor area	171 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 C. It has the potential to be E.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

