NEWTON ROWE
SALES & LETTINGS



# School Lane, Windlesham

**£765,000**

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# School Lane, Windlesham, Surrey

Located in a quiet private lane in Windlesham, this extended and modernised Victorian cottage with garage is offered for sale with no onward chain.

## FEATURES

Extended Victorian home
No onward chain
Wide plot
Private lane leading to the Field of Remembrance
Feature fireplaces
Log burner
Double glazed sash windows
Bi-fold doors



## ACCOMMODATION

Reception hall
Downstairs cloakroom
Three reception rooms
Shaker style kitchen
Utility room
Three bedrooms
Family bathroom with separate bath and shower



## OUTSIDE

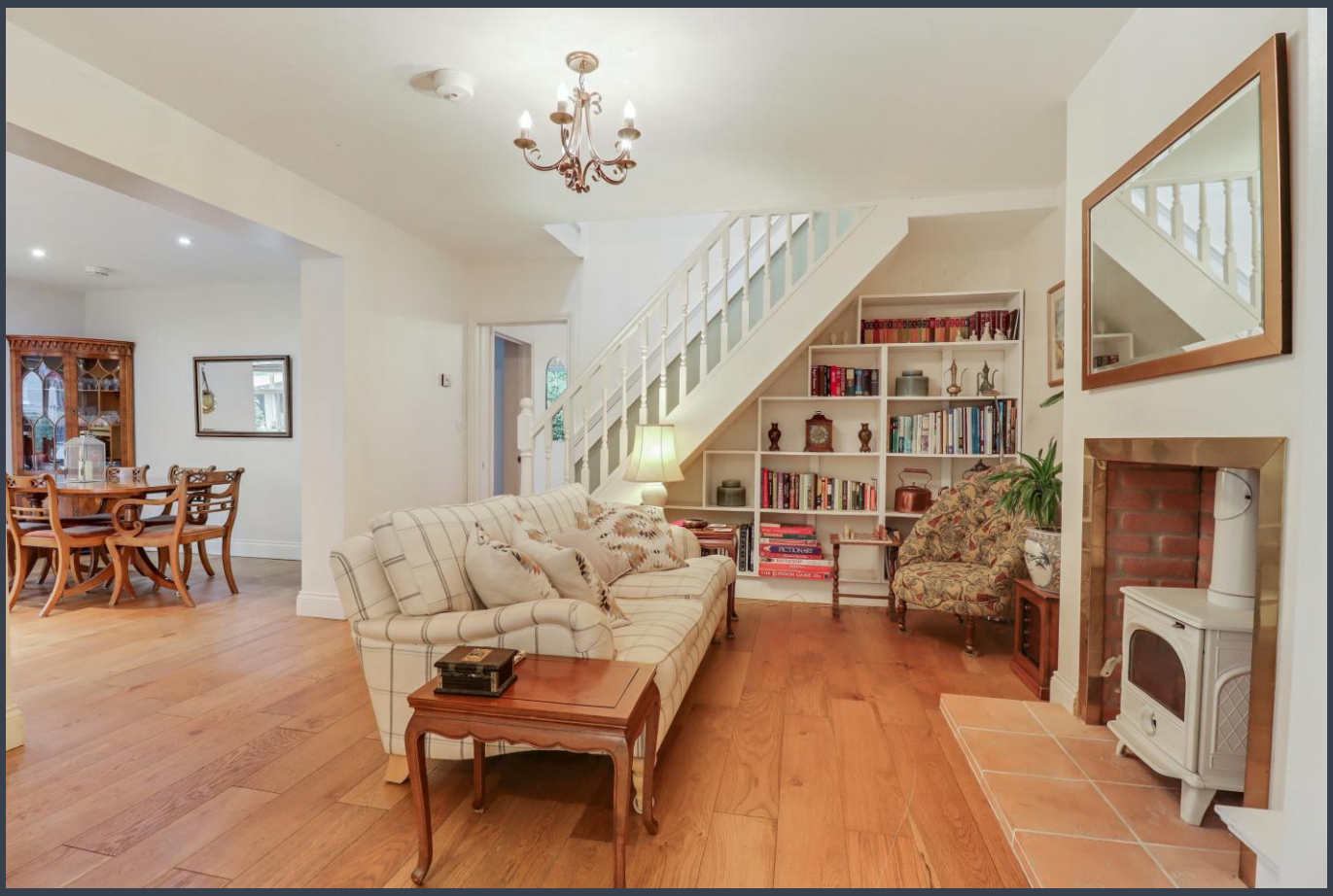
Driveway parking to front with 5 bar gates
Wrap around garden with patio
Summer house/log cabin
Garage

## EPC RATING

C

## LOCAL AUTHORITY/COUNCIL TAX

Surrey Heath – Band F





**School Lane**

Approximate Gross Internal Area = 142.6 sq m / 1534 sq ft
Home Office = 10.3 sq m / 110 sq ft
Garage = 26.1 sq m / 280 sq ft
Total = 179 sq m / 1924 sq ft

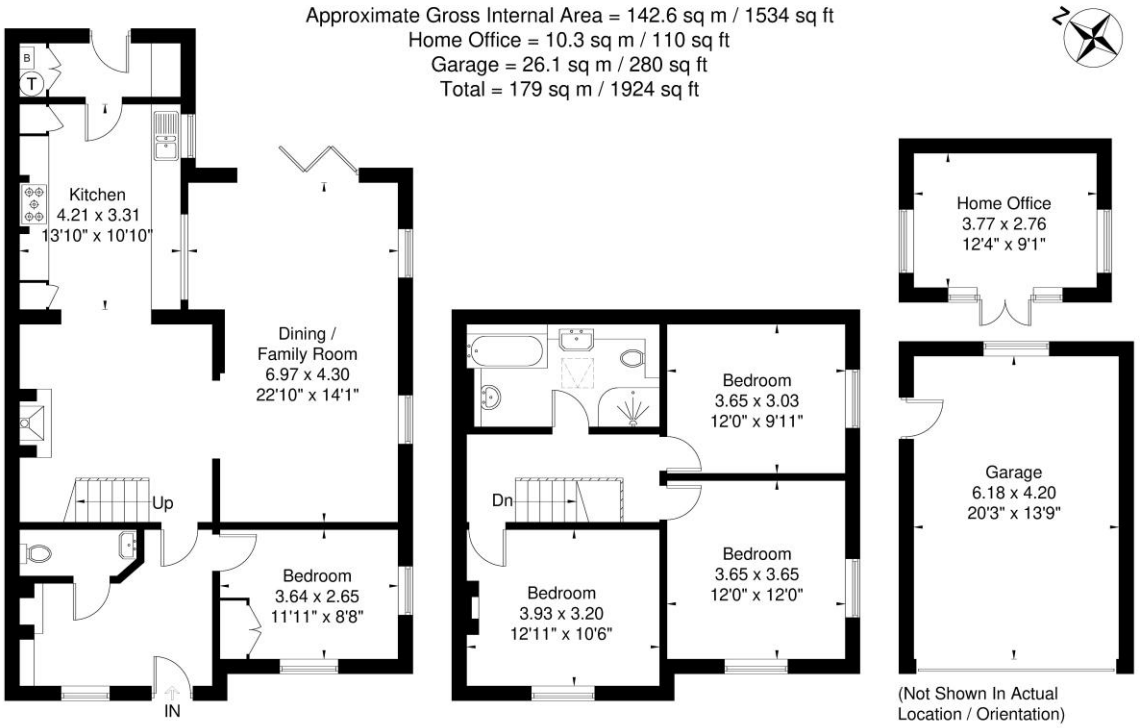
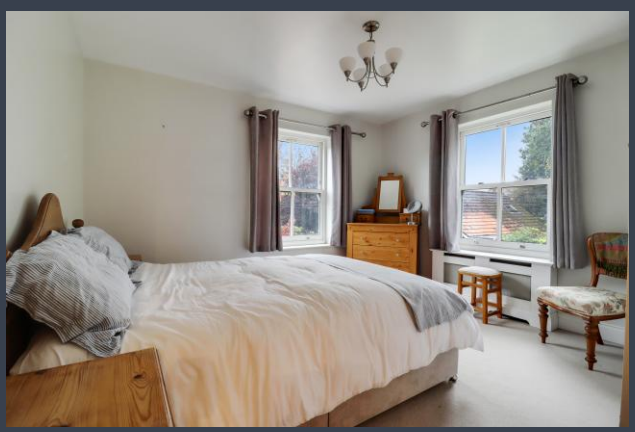



Illustration for identification purposes only,
measurements are approximate, not to scale.

**Disclaimer:** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

Postcode for sat nav: **GU20 6EY**







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