



Nightingales Cottage, Tintells Lane, West Horsley, Surrey, KT24 6JD

£650,000 Freehold

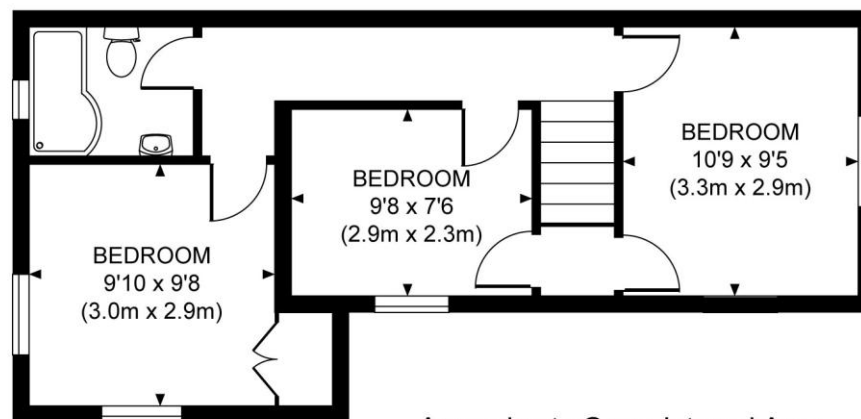
Directions

From our offices in East Horsley take the Ockham Road North for about 1 / 4 of a mile and turn left into East Lane Continue along East Lane into The Street and proceed under the railway bridge. Continue past the Barley Mow public house and after about a hundred yards turn into right into Ricksons Lane. Take the first turning left into Tintells Lane and the cottage will be found at the end of the vehicular area straight ahead.

Local Authority

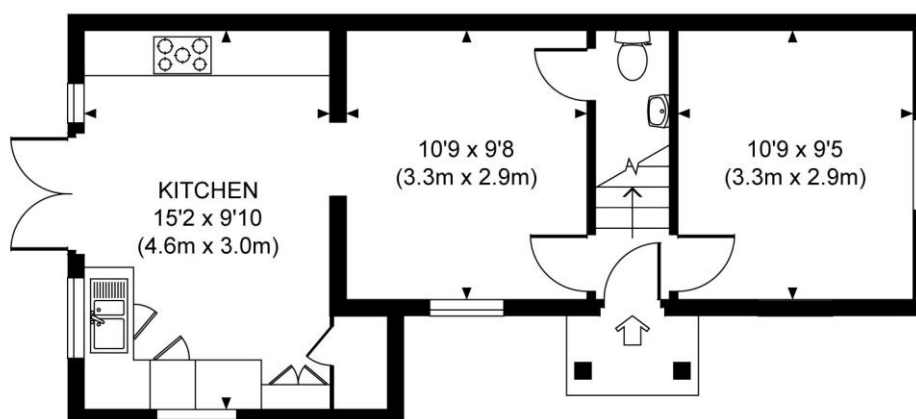
Guildford Borough Council: 01483 505050.

Energy Performance Certificate				SAP
Nightingales Cottage, Tintells Lane, West Horsley, LEA7 6JD, Surrey, KT24 6JD				
Building name	Open standard house	Reference number	68-10-7620-4900-0575-0026	
Date of assessment	23 June 2010	Type of assessment	Partial existing dwelling	
Date of certificate	23 June 2010	Total floor area	88 sq ft	
See also: Energy Performance Certificate				
* Current energy rating of properties is now shown as a star energy efficiency class. This class is based on the energy efficiency of the property and is shown on the Energy Performance Certificate.				
Estimated energy costs of heating for 3 years:				
Over 3 years you could save:	£ 1,091			
Estimated energy costs of this house:				
Lighting	£ 141 over 3 years	Potential costs	£ 141 over 3 years	
Heating	£ 1,200 over 3 years	£ 1,200 over 3 years	£ 1,200 over 3 years	
Hot Water	£ 207 over 3 years	£ 207 over 3 years	£ 207 over 3 years	
Other	£ 1,480	£ 1,480	£ 1,480	
These figures show how much the average household would spend on this property for heating, lighting and hot water. The figures show the average energy use for the property for the last 12 months. The figures are based on the average energy use for the last 12 months. The figures are based on the average energy use for the last 12 months. The figures are based on the average energy use for the last 12 months.				
Energy Efficiency Rating				
Energy Efficiency Rating	Current	Potential		
Energy Efficiency Rating	D	C		
Top actions you can take to save money and make your home more efficient:				
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal	
1. External wall insulation	£4,000 - £14,000	£ 710		
2. Floor insulation (suspended floor)	£ 500 - £ 1,000	£ 144		
3. Solar water heating	£4,000 - £6,000	£ 88		
See page 2 for a full list of recommendations for this property.				



FIRST FLOOR

Approximate Gross Internal Area
813 sq ft / 75.5 sq m



GROUND FLOOR

**Nightingales Cottage, Tintells Lane,
West Horsley, Surrey, KT24 6JD**

A rare opportunity to purchase a completely refurbished three bedroom Victorian semi-detached cottage situated in a much sought after location in the heart of West Horsley village.



THE PROPERTY

REFURBISHED VICTORIAN COTTAGE IN SOUGHT AFTER LOCATION. This is a rare opportunity to purchase a charming Victorian semi-detached cottage which has undergone a complete refurbishment program including an extension to the first floor and now provides comfortable and spacious three bedroom accommodation. On the ground floor are two separate reception rooms, a downstairs cloakroom and a good size kitchen/breakfast room completely refitted with a full range of built-in appliances, ample space for breakfast table and doors out to the rear terrace and garden. On the first floor are three generous bedrooms all with built-in wardrobes and a well-appointed bathroom. There is ample parking and secluded and good size gardens. The cottage occupies a lovely position in a much sought after lane in the heart of West Horsley village about 1 ½ miles away is East Horsley village centre (less by foot) with a good range of shops, including coffee shops and restaurants, a post office and of course main line station serving Waterloo and Guildford. Council Tax Band E.

