InVillages
with SIMON BANCE

invillages.com

7 Red Lion Lane
Chobham, Surrey GU24 8RH

A beautifully presented and thoughtfully updated three-bedroom detached bungalow, enjoying a peaceful and tucked-away position on a no-through lane in the highly regarded Burrow Hill area of Chobham.

Offering bright, well-balanced accommodation alongside a landscaped garden and versatile garden studio, this is a superb home ideally suited to downsizers, professionals or those seeking single-storey living close to open countryside.

Distances (approximate):
Woking mainline station - 5 miles/approx 15 mins by car: Brookwood (mainline station) - 3.2 miles, Sunningdale - 5.4 miles; Guildford - 9 miles; Windsor - 13 miles; Reading - 19 miles; Heathrow Airport - 17 miles; M25 (junction 11 Chertsey) - 6 miles; M3 (junction 3 Lightwater) - 2.3 miles; Gatwick Airport - 37.7 miles; Central London (WC1) - 31 miles.

FOR SALE - FREEHOLD

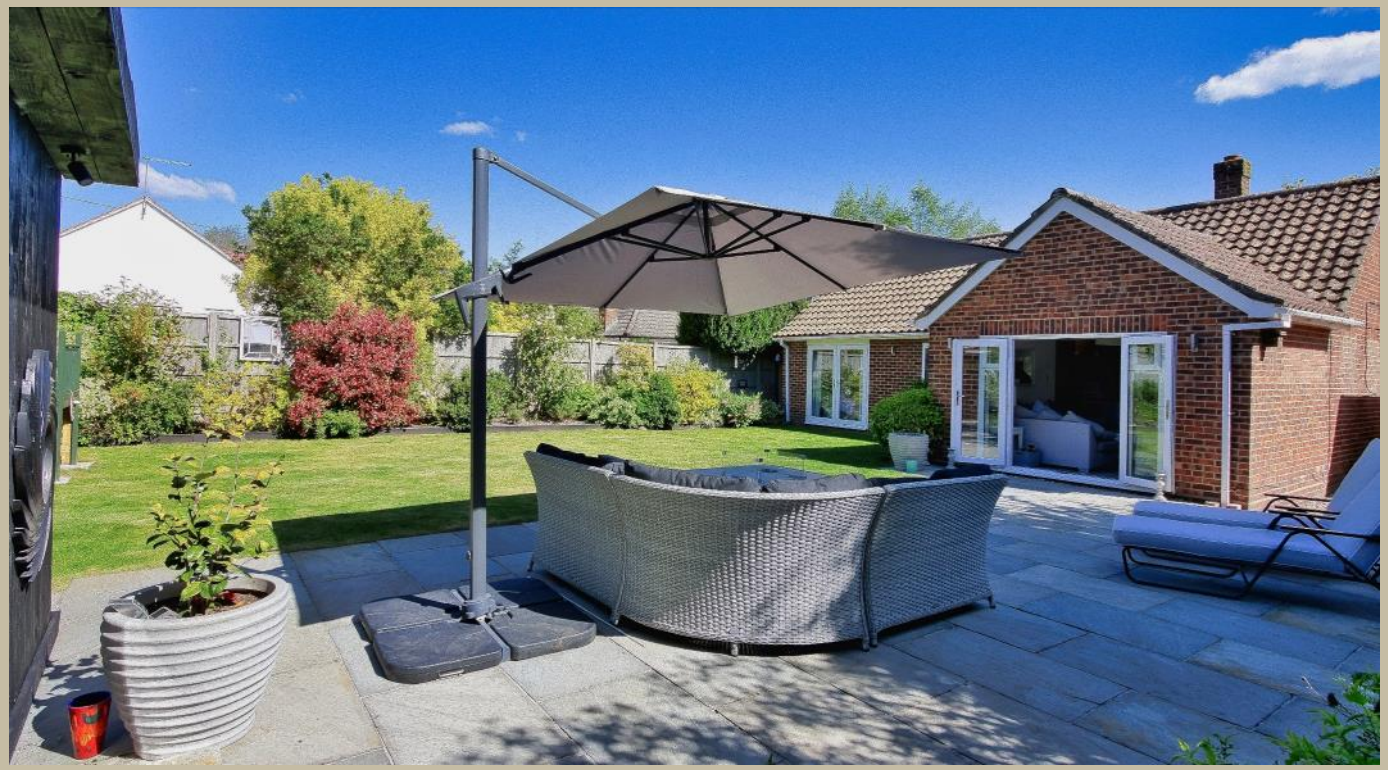
Price On Application

FEATURES & ACCOMMODATION

The property is approached via a block-paved driveway providing off-street parking and access to a detached garage. Internally, the accommodation is well presented and thoughtfully arranged, centred around a bright & spacious sitting room which opens out onto the delightful garden, creating a versatile space ideal for both everyday living and entertaining.

The modern refitted kitchen offers a sleek range of units with integrated appliances and ample work surfaces. There are three well-proportioned bedrooms, including a principal bedroom with French doors giving direct access to the garden, all served by a stylish family bathroom finished to a high standard.

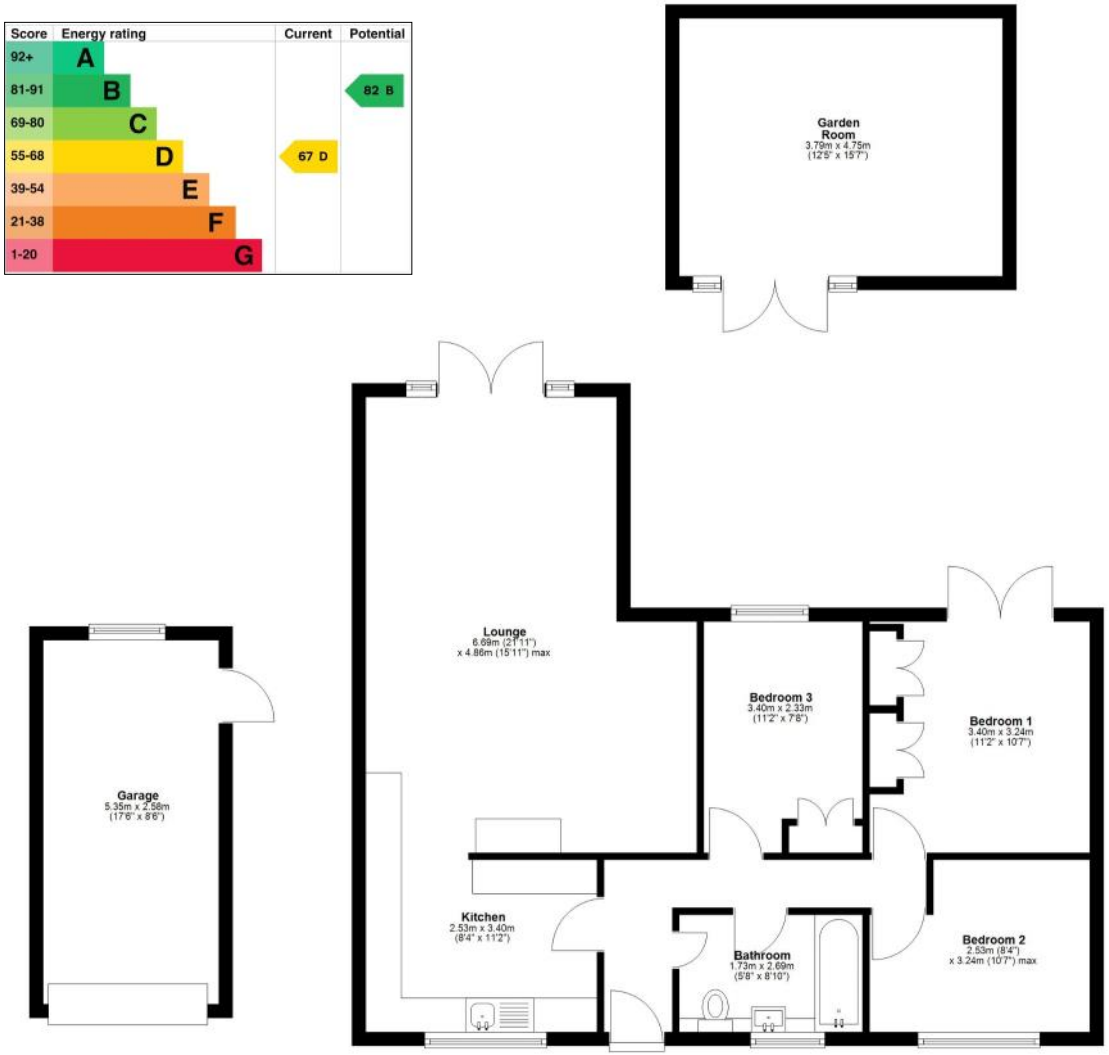
The rear garden has been attractively landscaped, featuring a generous paved terrace for outdoor dining leading onto a level lawn with mature borders. A contemporary garden studio provides an excellent additional space, ideal for a home office, gym or hobby room.



Ground Floor

Main area: approx. 75.3 sq. metres (810.1 sq. feet)

Plus outbuildings, approx. 31.8 sq. metres (342.0 sq. feet)



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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: Band D
POSTCODE: GU24 8RH

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 Red Lion Road. Continue along this road for a short distance and Red Lion Lane will be found on the right hand side, just before No15 Pub & Restaurant.

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.

In Villages
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Specialist Estate Agents Dedicated to Village Property

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