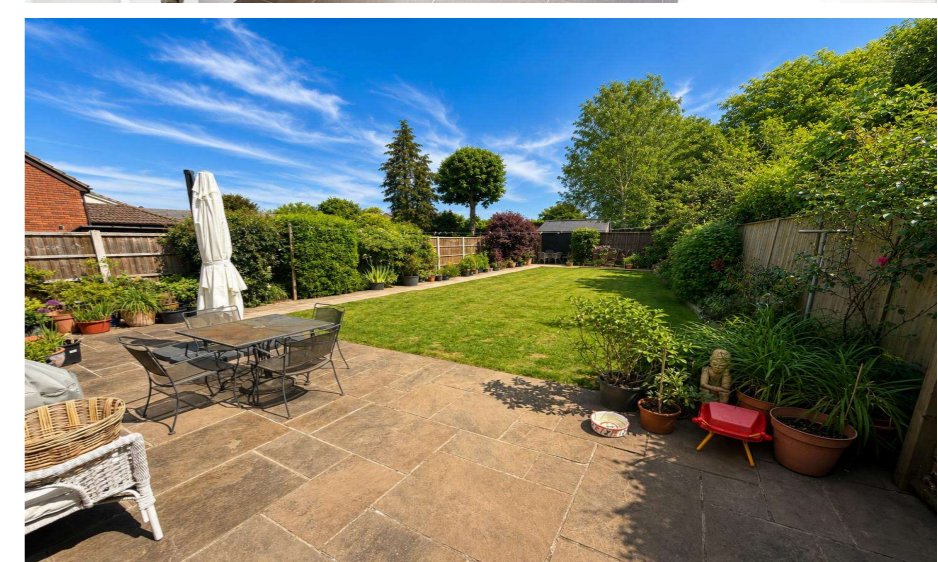


NEVIN & WELLS

Distinctive Homes

Established 2002



Rosemary Lane, Thorpe, Surrey, TW20 8QE

£1,350,000 F/H

Two Gables, Rosemary Lane, Thorpe, Surrey, TW20 8QE

Two Gables is an impressive and substantially extended detached family residence, ideally positioned along a charming single-track lane in the heart of Historic Thorpe Village. Offered to the market for the first time in over 25 years, the property offers a superb balance of space and versatility, with thoughtfully designed accommodation both internally and externally, perfectly suited to modern family living. Key features include ample off-street parking, a fully equipped gymnasium, a dedicated media room, a luxurious family bathroom, and a stylish en-suite shower room, to list just a few. This property is truly a one off and early internal viewing is highly recommended to fully appreciate all that it has to offer.

Covered entrance porch with composite double glazed front door to:

ENTRANCE HALLWAY:

Stairs to first floor, coved ceiling, radiator, under stairs storage cupboard, additional large storage cupboard, wood effect flooring and doors to all rooms.

DOWNSTAIRS WC:

Low level WC, wall mounted wash hand basin, coved ceiling, part tiled walls, radiator and vinyl flooring. .

LOUNGE:

Coved ceiling, log burning stove, radiators, wood effect flooring side aspect double glazed window and front aspect leaded light double glazed widow.

MEDIA ROOM:

Coved ceiling, air conditioning, radiator and newly fitted carpet.

HOME OFFICE:

Coved ceiling, bespoke fitted cupboards, shelving and work desk, wood effect flooring and front aspect leaded light double glazed window.

HANDMADE FITTED KITCHEN/BREAKFAST ROOM:

Comprising eye and base level units with granite work surfaces, butler sink with mixer tap, space for range cooker, fitted extractor, fitted dishwasher, fitted fridge/freezer, large central island seating up to five people, wood effect flooring, under floor heating and open plan to family/dining area, Velux windows and full height and full width sliding patio doors to garden.

UTILITY/LAUNDRY ROOM:

Comprising eye and base level units with granite work surfaces, bespoke wine rack, butler sink with mixer tap, space for appliances, part tiled walls, wood effect flooring, under floor heating and side aspect double glazed window.

LANDING:

Coved ceiling, handrail and balustrading, radiator, airing/storage cupboard, access to loft space, front aspect leaded light double glazed window, newly fitted carpets and doors to all rooms.

PRINCIPLE BEDROOM:

Coved ceiling, radiator, newly fitted carpet, rear aspect double glazed window and door to: -

EN-SUITE SHOWER ROOM

Comprising large shower cubicle with riser shower and glazed separation panel, tiled all round, low level WC vanity enclosed wash hand basin, heated towel rail, coved ceiling, tiled flooring and side aspect double glazed window.

BEDROOM TWO:

Coved ceiling, radiator, newly fitted carpet, built in wardrobe and front aspect leaded light double glazed window.

BEDROOM THREE:

Coved ceilings, radiator, built in wardrobe, newly fitted carpet and double glazed window.

BEDROOM FOUR:

Coved ceilings, radiator, newly fitted carpet and double glazed window.

BEDROOM FIVE:

Coved ceilings, radiator, wood effect flooring and double glazed window

LUXURY FAMILY BATHROOM:

White three piece suite comprising panel enclosed P-shaped bath with shower over and glazed shower screen, vanity enclosed wash hand basin, low level WC, heated towel rail, extractor fan, part tiled walls, tiled flooring and side aspect Opaque double glazed window.

OUTSIDE

REAR GARDEN:

Approx 80ft Patio areas, lawn area, well established flower and shrub borders, external lighting, external tap, covered and enclosed outside dining area, large storage shed, raised flower beds, side access to front, enclosed by panel fencing and pathway to: -

GYMNASIUM/ POTENTIAL ANNEXE:

Electric heating, wood effect flooring, side aspect double glazed window and door to: -

SEPARATE WC:

Comprising concealed low level WC, vanity enclosed wash hand basin, part tiled walls, wood effect flooring and side aspect double glazed leaded light window

OWN DRIVEWAY:

Block paved driveway providing off street parking for several vehicles and enclosed by brick walling and iron fencing.

COUNCIL TAX BAND:

F - Runnymede Borough Council

VIEWINGS:

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



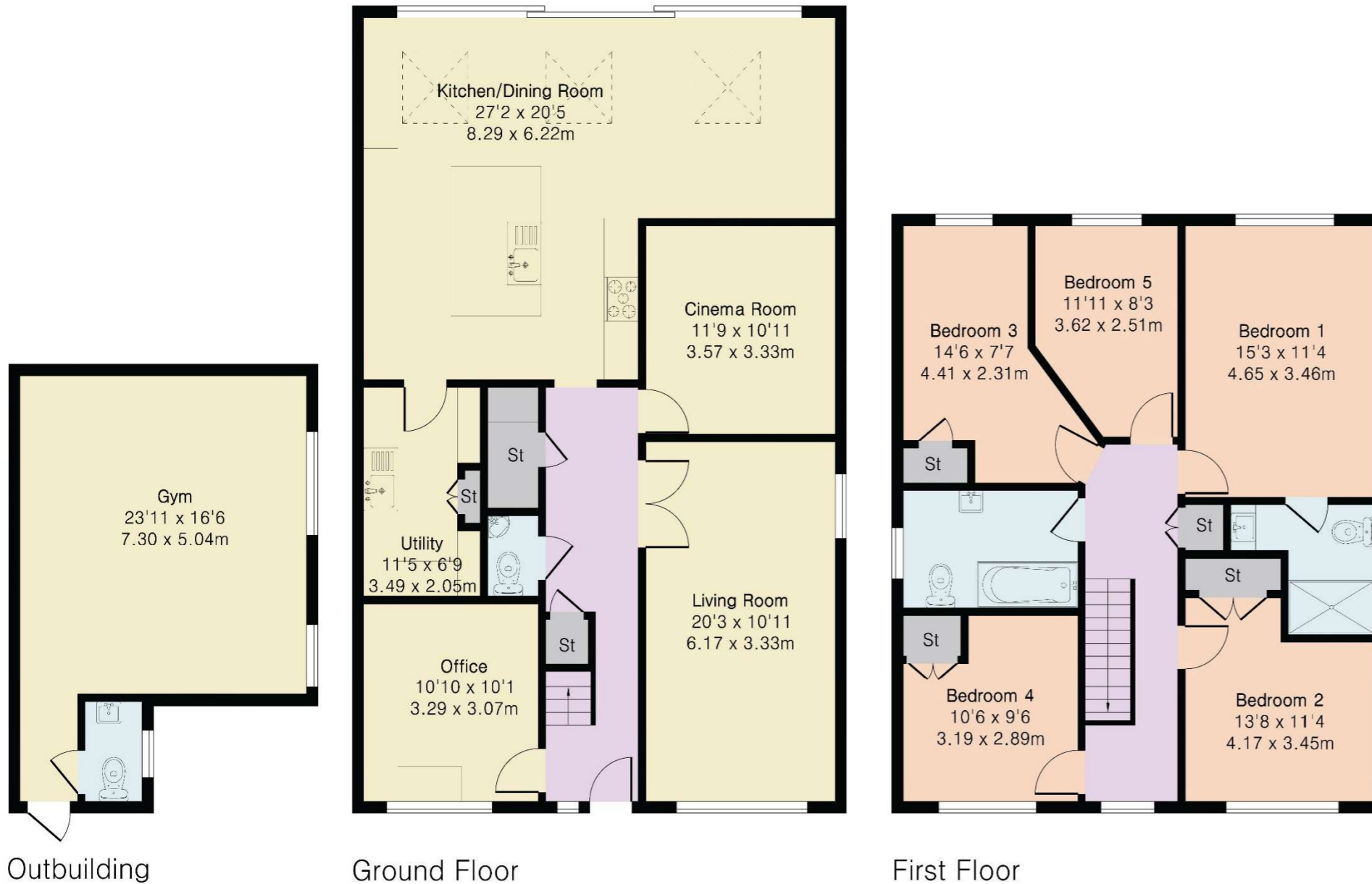
FLOORPLAN

**Approximate Gross Internal Area 2421 sq ft - 225 sq m
(Including Outbuilding)**

Ground Floor Area 1201 sq ft – 112 sq m

First Floor Area 881 sq ft – 82 sq m

Outbuilding Area 339 sq ft – 31 sq m



| | | |
|--|---|---------------------------|
| Two Gables Rosemary Lane EGHAM TW20 8QE | | Energy rating C |
| Valid until 10 May 2036 | Certificate number 7200-3399-0122-8695-3563 | |

| | |
|------------------|-------------------|
| Property type | Detached house |
| Total floor area | 203 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 C.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 74 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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

