



Dons Cottage Green Lane , Badshot Lea, GU9 9JJ

A well presented 4/5 bedroom detached family house offering flexible accommodation with a detached 2 bedroom annexe set in grounds of about 0.8 acres. The main house has a spacious reception hall, a large family kitchen/dining room , 2 reception rooms and a ground floor bedroom 5 with an en suite shower. There are 4 first floor bedrooms and a family bathroom with a bath and separate shower. The entrance to the house is gated leading to 2 driveways providing ample parking with a double and single garage. The detached annexe has 2 bedrooms 2 shower rooms and a kitchen with sitting area.

Price Guide £1,200,000

Dons Cottage Green Lane

, Badshot Lea, GU9 9JJ



- Detached family house
- Large double aspect kitchen/dining room
- 4 first floor bedrooms and family bathroom
- Level grounds of about 0.8 acres
- Reception hall, utility room and cloakroom
- Family room
- Detached 2 bedroom annexe with 2 en suite showers and kitchen/sitting room
- Triple aspect sitting room with fireplace
- Ground floor bedroom 5 with en suite shower room
- Double and single garages, 2 driveways, ample parking



Directions

SAT NAV: GU9 9JJ



Floor Plan



TOTAL FLOOR AREA : 3207 sq.ft. (297.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		