



InVillages
with SIMON BANCE

invillages.com

Woodgrove
Red Lion Road, Chobham, Surrey GU24 8RG

A pretty detached chalet style home in sylvan setting, with flint fronted façade and attractive fully double glazed picture windows, offering comfortable, well planned and presented accommodation complimented by large driveway, double garage with self contained annexe above, and secluded corner plot.

This is a rare, but fabulous opportunity to live in arguably one of the most sought after areas of Chobham, quietly tucked away along a charming country lane, adjacent to Chobham common and within a few hundred metres walk of Burrow Hill Green, plus the village's excellent pubs and restaurants. The village centre shops and amenities are also within easy access.

Distances (approximate): Woking (mainline station/22 minutes to London Waterloo) - 3.7 miles; Sunningdale - 4.1 miles; Guildford - 8.7 miles; Windsor - 11.7 miles; Reading - 21.4 miles; Heathrow Airport - 17 miles; M25 (junction 11 Chertsey) - 4.6 miles; M3 (junction 2 Lightwater) - 4.6 miles; Gatwick Airport - 35.7 miles; Central London (WC1) - 31 miles.

FOR SALE - FREEHOLD

Price on application

FEATURES & ACCOMMODATION

Spacious vaulted reception hall with galleried landing above; cloakroom/wc; sitting room with stone feature fireplace and gas fire; large comprehensively equipped part vaulted kitchen/breakfast room; utility/laundry room; downstairs guest bedroom 3 with en-suite shower room. First floor comprises master bedroom with walk-in wardrobe and en-suite shower room; further double bedroom/study. Wealth of exposed oak joinery and fully double glazed with gas underfloor central heating throughout. There is also integrated music system with inset ceiling speakers and programmable lighting.

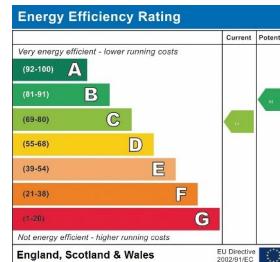
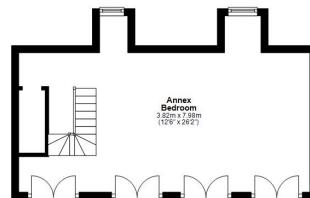
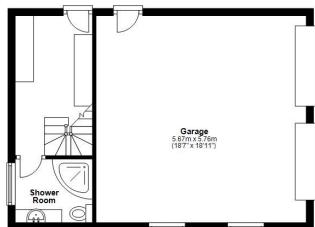
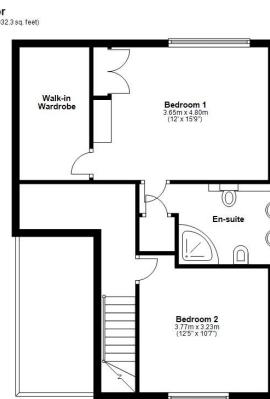
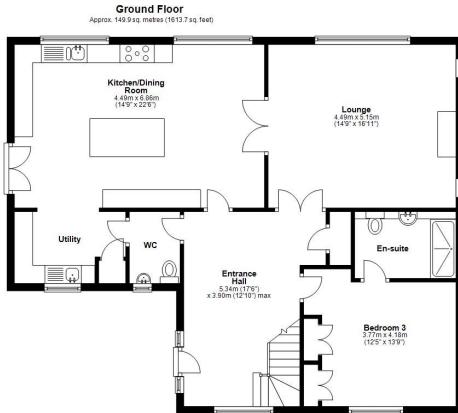
Outside, to the front is paved driveway with 5 bar gate offering parking for up to several cars, and access to detached garage with electric roller doors. Above the garage, with separate rear access, is a self contained annexe/flat with bed/sitting room, kitchenette & shower room.

The south-east facing rear garden boasts sunshine most of the day, and is screened by mature bushes and trees, with lawned area and stone patio entertaining/sitting area. There is also a lovely summer garden room & storage shed.









Whilst every effort is made to ensure the accuracy of the floor plan, measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or misinterpretations in the plan. This is for illustrative purposes and as such should only be used in this way. Any services, appliances or systems shown have not been tested. So no guarantee of their operability.



SERVICES

Mains water, gas and electricity are connected. Private drainage via modern sewage treatment system. Central heating is gas fired underfloor heating throughout.

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: G
POSTCODE: GU24 8RG**

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 for a few hundred metres and the property will be found on the right hand side, just before the turning into Mincing Lane.

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.



InVillages
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Specialist Estate Agents Dedicated to Village Property

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