



Rectory Lane, Windlesham

£575,000



Rectory lane, Windlesham, Surrey

A lovely semi-detached cottage offering scope to extend, subject to planning permission, in one of Windlesham's most desirable semi-rural lanes with stunning garden overlooking fields and with access close by onto local footpaths and scenic country walks.

FEATURES

- Semi rural lane location
- Views over fields
- Pleasant walks nearby
- Easy access to Windlesham Field of Remembrance
- Walking distance to village shops
- Potential to extend, improve and add value STPP
- Feature fireplaces
- Gas central heating

ACCOMMODATION

- Downstairs cloakroom
- Reception room
- Conservatory
- Open plan kitchen/dining room
- Two bedrooms
- Upstairs bathroom with separate bath and shower

OUTSIDE

- Off street parking for 2 cars
- Large garden with rural views
- Garage

TENURE

Freehold

EPC RATING

D

COUNCIL TAX

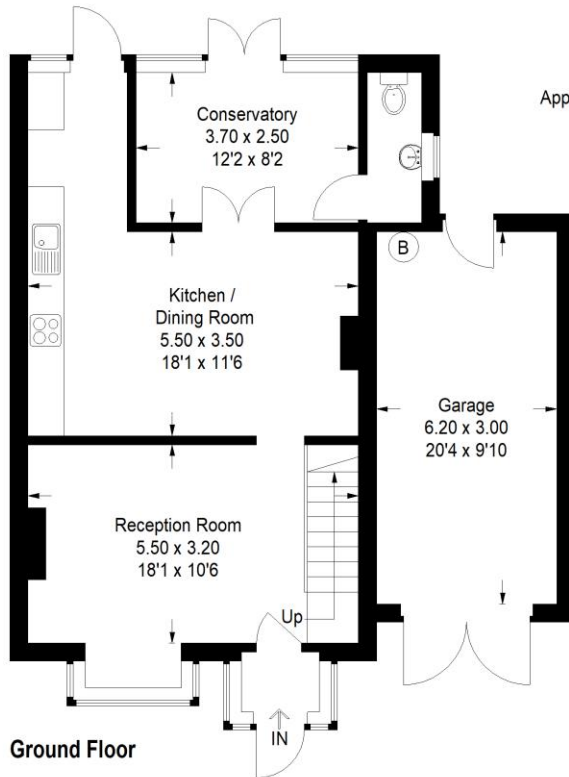
Surrey Heath Borough Council – Band D



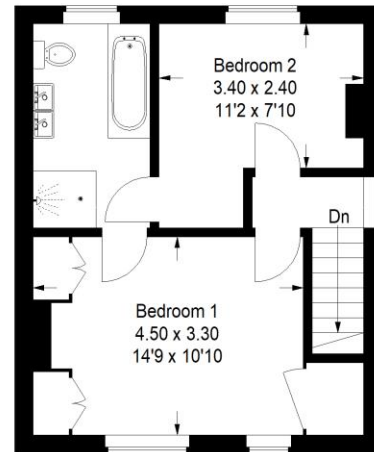


Rectory Lane, GU20

Approximate Gross Internal Area = 95.9 sq m / 1032 sq ft
Garage = 19.2 sq m / 207 sq ft
Total = 115.1 sq m / 1239 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID 798319)

Disclaimer: We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

Postcode for sat nav: **GU20 6BW**



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