

**New Road**  
 Approximate Gross Internal Area 281.93 sq m / 3034.66 sq ft  
 (Excluding Eaves)



Ground Floor

First Floor

Illustration for identification purposes only,  
 measurements are approximate, not to scale.

**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 itemised within these particulars.

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



New Road, Windlesham

£1,750,000





## New Road, Windlesham

Attractive country home with scenic views located on a plot of just over 1/3 acre in a semi rural setting in Windlesham.

### FEATURES

- Over 3000 sq. ft
- Just over 1/3 acre
- Rural views
- Detached
- Mains drainage
- Calor gas supply
- Electric boiler
- Alarm
- CCTV camera system

### ACCOMMODATION

- Reception hall
- 4 Reception rooms
- Utility room
- Kitchen/breakfast room
- Two ground floor cloakrooms
- Master en-suite with dressing room
- Three further bedrooms
- Two additional bathrooms

### OUTSIDE

- Private front and rear gardens
- Parking for numerous cars
- Summerhouse

### LOCAL AUTHORITY/COUNCIL TAX

Surrey Heath – Band G

### EPC RATING

E





