



Kennel Lane, Windlesham  
Surrey, GU20



*Beyond your expectations*



# Detached cottage walking distance of Windlesham village EPC:D

Detached Cottage | 4 Bedrooms | Family Bathroom | Sitting Room | Dining Room | Kitchen | Conservatory | Shower Room | Car Port | Off Street Parking | Garden | Outbuilding | Planning for Garage.

## Guide Price £779,950 Freehold

### Description

Brockset is a detached cottage maintaining many of its original features having been updated in recent years to provide modern, character living.

Upon entry is the entrance hall with a shower room/cloakroom and an archway leading to the sitting room. Here, there is a working gas fireplace and alcove with a feature bay window looking out on to the side garden. The dining room is full of character with beams, feature windows and unique storage cupboards. There is a modern kitchen with granite worktops, breakfast bar and ample storage space. From here, there is a door to the conservatory which opens out to the garden, providing a multi purpose room all year round. On the first floor there are two double bedrooms with fitted wardrobes, a further two bedrooms, again with fitted wardrobes and a family bathroom.

Recently, planning permission has been granted for a garage, which further enhances the property.

### Outside

To the front of the property is a car port, driveway parking and an outbuilding which has potential to be rebuilt and utilised as an additional room/office - subject to planning permission.

To the rear of the property is a patio and garden mainly laid to lawn with mature bedding plants, shrubs and trees, providing a secluded outlook. There is also a

greenhouse and a shed/storage with power.

### Location

Being just on the edge of Windlesham village, the property is conveniently located for access to the motorway network, with junction 3 of the M3 being about 1 mile away. This connects with the M25 and provides good vehicular access to central London, Heathrow and the west country. The property is also only about one and a half miles from Sunningdale station; Waterloo is about 50 minutes where you will also find a Waitrose supermarket. Local shopping facilities are well catered for in Windlesham, Sunningdale and Ascot, with a more comprehensive selection in Windsor, about 7 miles away. Anyone with a sporting interest should enjoy this area. There are several world renowned golf courses, health and tennis clubs, leisure and swimming centres, an ice rink and dry ski slope, horse racing at Ascot and you could even try your hand at polo. There is an excellent selection of both state and private schooling including Woodcote House boarding and day school, Eton, Hall Grove, Papplewick, St Mary's school, St John's Beaumont, St George's and The Marist.



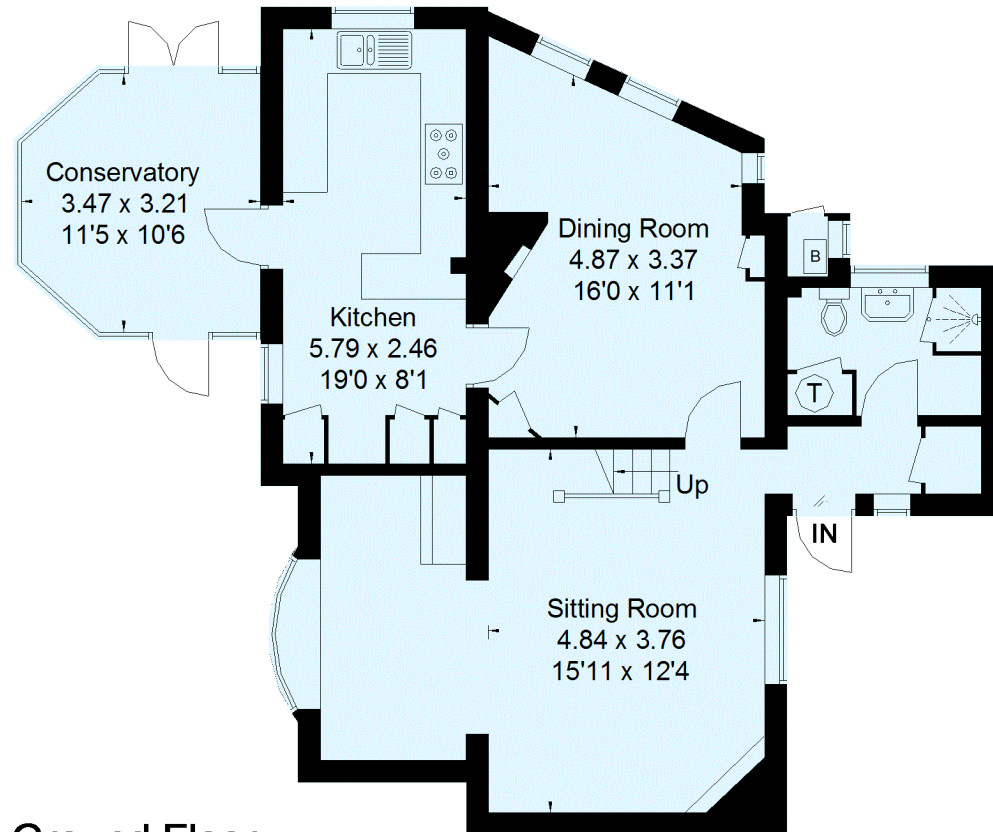
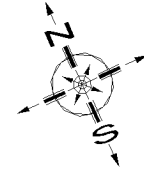
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

# Kennel Lane, Windlesham, GU20 6AA

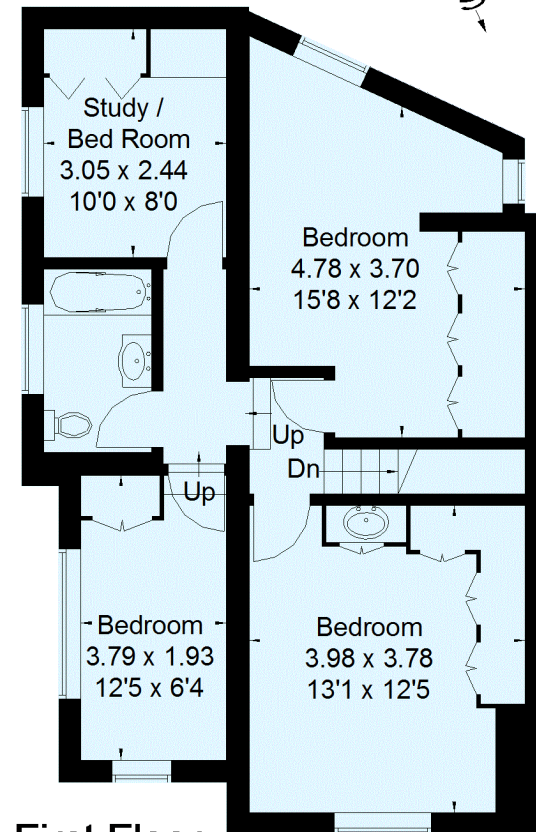
Approximate Gross Internal Area = 139 sq m / 1496 sq ft

Shed = 24 sq m / 258 sq ft

Total = 163 sq m / 1754 sq ft



Ground Floor



First Floor

Illustration for identification purposes only. Not to scale

Ref: 133659

**FOR CLARIFICATION** 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 carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



