

Absolute Homes



Bagshot Road, Woking GU24 9QR

Bagshot Road, Woking, GU24 9QR

£525,000 Freehold

This attractive 2 bedroom semi-detached thatched cottage covering 1427 sq ft and situated on the edge of West End Village with views over the fields behind was originally part of the nearby farm and is reported to have been a milking shed. This was converted into a residential cottage approximately 70 years' ago with features such as the high ceilings, exposed beams, open fireplace and of course the wonderful thatched roof. The main living space has a brick built chimney with open fireplace, a double aspect, affording plenty of natural light with sealed unit sash style windows and bespoke plantation shutters. The kitchen is well fitted and has views over the garden. The main bedroom has double doors opening onto the secluded garden, whilst the second bedroom has floor to ceiling built in wardrobes and twin windows. The conservatory adds additional entertaining space from the lounge and also overlooks the garden.

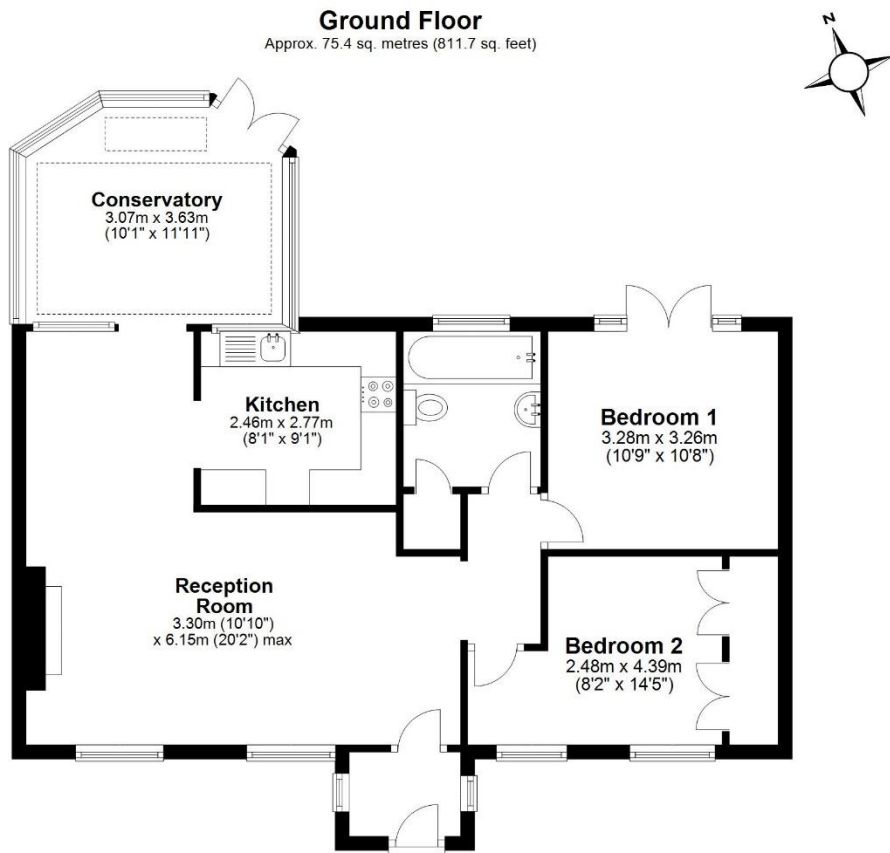
Via a fitted folding ladder there is access to a substantial loft room which is boarded, insulated has power and light and a gable end window (formerly utilised as a work space). Subject to the usual consents this could be converted to create a master suite with dressing room and en-suite or 2 further bedrooms increasing the accommodation by 600sqft and enhancing the capital value.

To the front of the property is off street parking for several cars, with a strip of land classified as highway and not in the title of the property. The garden is shingled and all enclosed by picket fencing with 2 impressive mature specimen trees. Gordon's secondary school is within easy access (approximately 800 metres) as are the villages of West End, Chobham and Lightwater, offering local shops and trades, pubs and restaurants. For road access, the M3 junction 3 at Lightwater and motorway network is within 2 miles . Local train stations serving London Waterloo can be found at Bagshot (3.5miles) Brookwood (4.2 Miles) and Sunningdale (4.9 miles) with journey times ranging between 45 minutes to 1 hour 7 minutes depending on time of travel and station. There is no onward chain and a viewing is highly advised to fully appreciate what this characterful home has to offer.

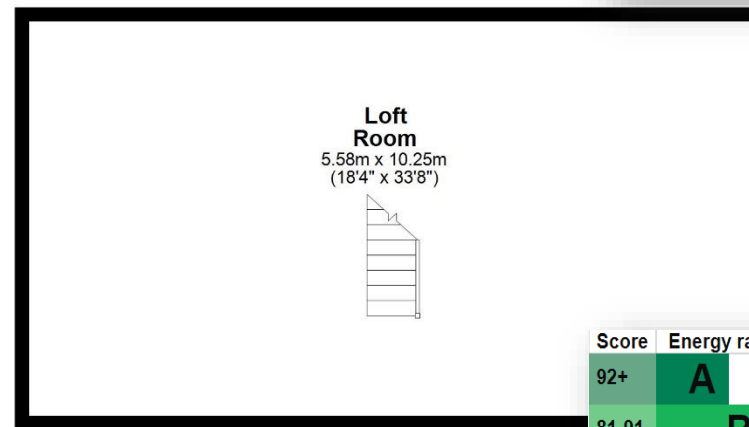
A virtual tour of the property is available on our website www.absolute-homes.co.uk EPC : D







First Floor
Approx. 57.2 sq. metres (615.4 sq. feet)



Total area: approx. 132.6 sq. metres (1427.1 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.