



CHERRY TREE COTTAGE
WINDLESHAM

BUCKINGHAMS



Cherry Tree Cottage

School Lane • Windlesham • Surrey • GU20 6EY

£675,000 Freehold

A highly attractive & well presented Victorian cottage with a large double garage with annexe room over, offering fantastic scope for enlargement and enjoying a superb private plot.



- LOVELY CHARACTER HOME
- LARGE MATURE GARDENS
- FANTASTIC POTENTIAL STPP
- LONDON WATERLOO FROM 51 MINS
- DETACHED DOUBLE GARAGE & ANNEXE
- THREE BEDROOMS, THREE RECEPTION ROOMS
- SUNNINGDALE CENTRE & RAIL STATION CLOSE BY
- QUIET LANE IN THE HEART OF THE VILLAGE

RECEPTION HALL • CLOAKROOM • SITTING ROOM • DINING ROOM • CONSERVATORY/
FAMILY ROOM • KITCHEN • THREE BEDROOMS • FIRST FLOOR BATHROOM • DRIVEWAY
TO DETACHED DOUBLE GARAGE WITH OFFICE/ANNEXE ROOM OVER • LARGE GARDEN

Description

Cherry Tree Cottage provides an excellent opportunity for many different purposes; currently a lovely three bedroom character cottage with a large, private & mature garden this could be ideal for those looking for the outside space that the vast majority of homes lack, but if one wished to enhance the double garage and annexe space for extended family/home office needs, greatly extend the house, or even redevelop, in our view subject to the usual planning requirements the possibilities are endless. This is a truly rare option and we strongly recommend a viewing.

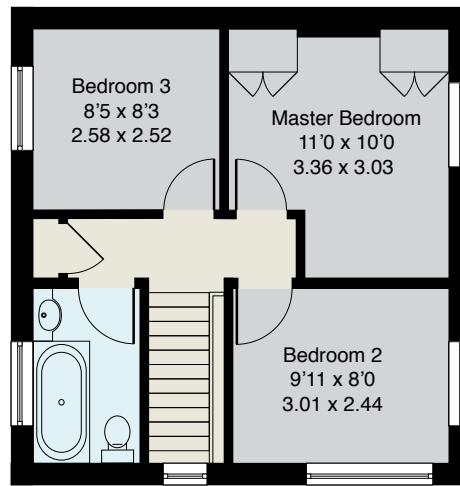
Directions

From Sunningdale Rail Station turn right onto the A30 London Road in the Camberley direction and after just under 1 mile turn left into Westwood Road. At the end turn left onto Kennel Lane, proceed into Windlesham village centre and at the bottom of Updown Hill follow the road around the tight left bend into Chertsey Road. The left turn for School Lane will be found a short distance along on the left, to the right hand side of the Church Hall; Cherry Tree Cottage will be found up the lane on the left hand side.

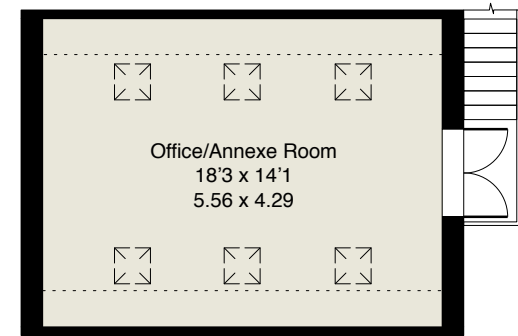


Approximate Gross Internal Floor Area :

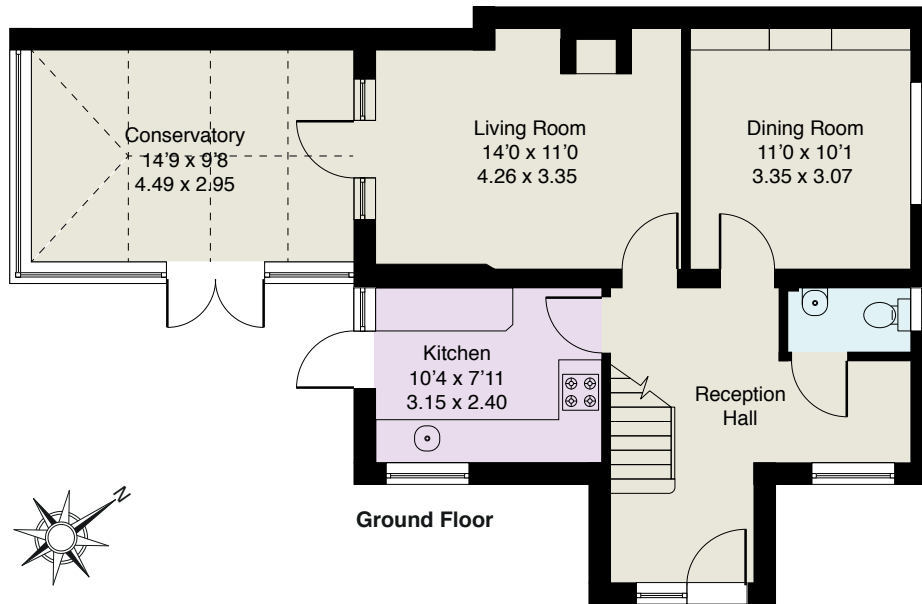
Ground Floor	62 sq m / 666 sq ft
First Floor	35 sq m / 377 sq ft
Detached Garage	32 sq m / 348 sq ft
Annexe	18 sq m / 196 sq ft
Total	147 sq m / 1587 sq ft



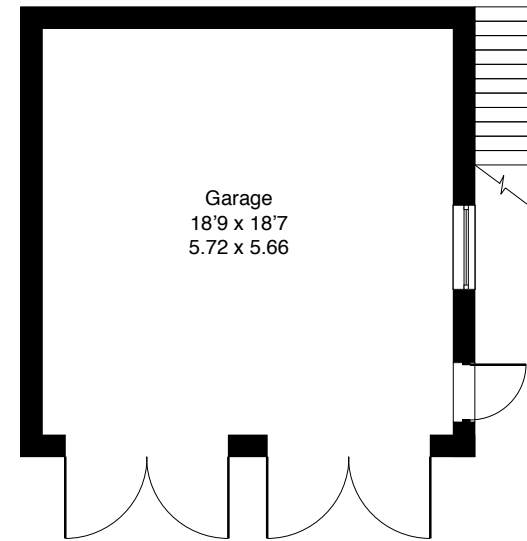
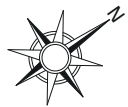
First Floor



Annex - First Floor



Ground Floor



Detached Garage

EPC: E51

Important Notice

These particulars and measurements are believed to be correct but their accuracy is not guaranteed by the Vendor or Vendor's Agents and they do not constitute any part of a contract. It is not our Company Policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Ref: CTCB011902203 HPI ©2020 Not to Scale. Any Areas, measurements or distances given are maximum and approximate only, no decisions without checking should be made when reliant upon them.

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