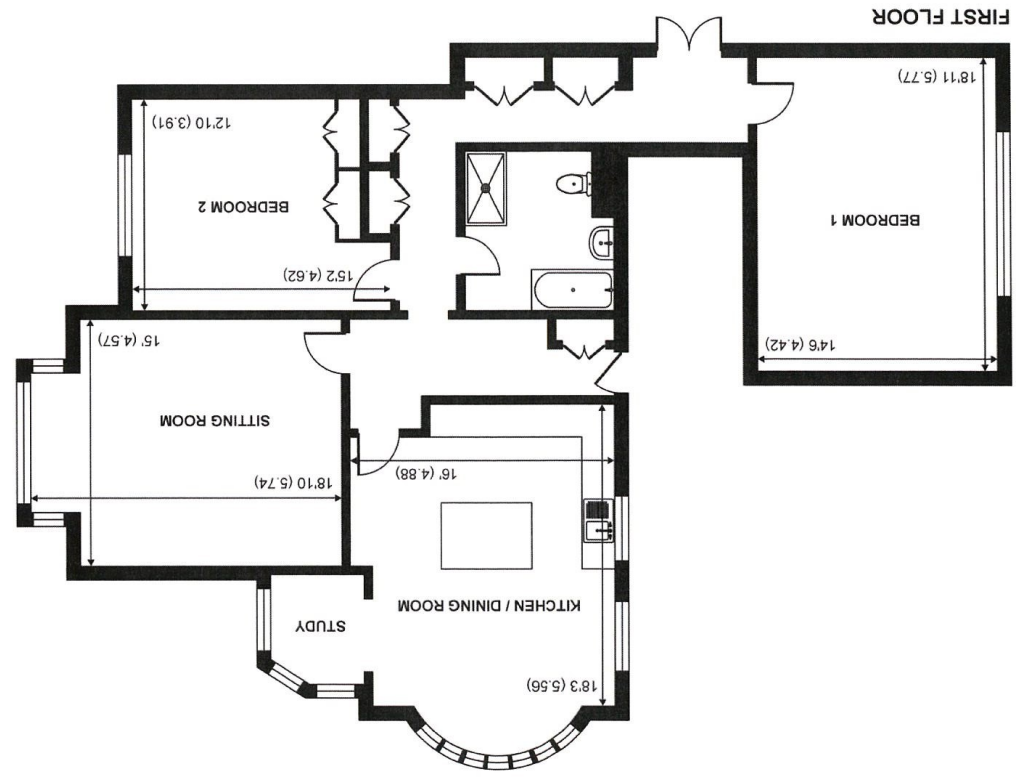


Disclaimer: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.

Produced for Simmons Estate Agents by Burns & Webber, REF: 1133680
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) © nctechcom 2024
RICS Certified Property Measurer



Approximate Area = 1431 sq ft / 132.9 sq m
For identification only - Not to scale

England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	65
Potential	78





Description

A beautifully refurbished, two large double-bedroom, first floor apartment in a converted country house with gorgeous character features and particularly spacious, classical accommodation.

The building sits in manicured, secluded grounds with mature shrubs and impressive trees, of over two acres and benefits from a large garage, parking and a balcony.

The accommodation comprises entrance hall, grand drawing room with high ceiling, fireplace and bay window, kitchen/diner with island and bay window, study area with amazing views. There are two large bedrooms, a rear bedroom and bedroom one, which has a magnificent vaulted ceiling and cast iron chandelier, currently used as a craft room and guest bedroom; re-fitted four piece bathroom, corridor with storage cupboards and secluded sun-trap balcony.



Material Information - In the past structural strengthening works have taken place by insertion of helical stainless steel bars, repair of cracks and redecoration of relevant rooms (certificate online). LEASEHOLD - Balance of a 999 years from 14 March 1972 (946 yrs. left). The service charge including Buildings Insurance is currently £175 pcm (£2,100 pa) and includes lawn mowing fortnightly except in the Winter and some goes into a reserve fund. Nil Ground rent. The Freeholder resides on the top floor (Chris Bowen). The freeholders permission is required to keep any pets (Schedule 7 para 5). We have not been able to check this information via an inspection of the lease and management agreement and prospective buyers should consult their own solicitors for verification.

Directions

SAT NAV - GU9 9RP

Local Authority

Waverley
Band F

