

# NEVIN — & — WELLS

*Distinctive Homes*

**Established 2002**



**The Old Workshop, Thorpe, Surrey, TW20 8PS**

**O.I.E O £800,000 F/H**



**The Old Workshop, Rosemary Lane, Thorpe, Surrey, TW20 8PS**

A bespoke newly built unique detached residence located in a single track lane in the Historic Thorpe Village. Approached via a gated entrance is the very high specification house, offering entrance vestibule, luxury ground floor shower room, study/office, living room, utility room. Luxury fitted kitchen, family room, three/four double bedrooms, en-suite facilities.

<u><b>COVERED ENTRANCE AREA:</b></u>	With composite double glazed front door to:
<u><b>ENTRANCE VESTIBULE:</b></u>	Stairs to first floor, electric heating, tiled flooring, solid oak doors to all rooms.
<u><b>LUXURY GROUND FLOOR SHOWER ROOM:</b></u>	Composite single shower cubicle tiled all round, vanity enclosed wash hand basin, low level WC, heated towel rail, fully tiled walls and flooring and front aspect opaque double glazed window.
<u><b>STUDY/HOME OFFICE:</b></u>	Electric heater, fitted carpets and side aspect double glazed window.
<u><b>LIVING ROOM:</b></u>	Electric heater, fitted carpets and front aspect double glazed window.
<u><b>UTILITY ROOM:</b></u>	Composite eye and base level units, built in washing machine and tumble dryer, space for other appliances, single sink with mixer tap with granite work top, electric heating, Bespoke seating and hanging area, tiled flooring, side aspect double glazed windows and side aspect double glazed doors.
<u><b>FITTED KITCHEN/LIVING ROOM:</b></u>	Kitchen comprises eye and base level units with granite work surfaces, one and a half bowl with mixer tap, fitted dining area, fitted induction hob with integral extractor fan, fitted dish washer, fitted recycling/waste bins, built in fridge/freezer, space for other appliances.
<u><b>FIRST FLOOR LANDING:</b></u>	Fitted carpet, glazed hand rails and balustrade, side aspect double glazed window and solid oak doors to all rooms.

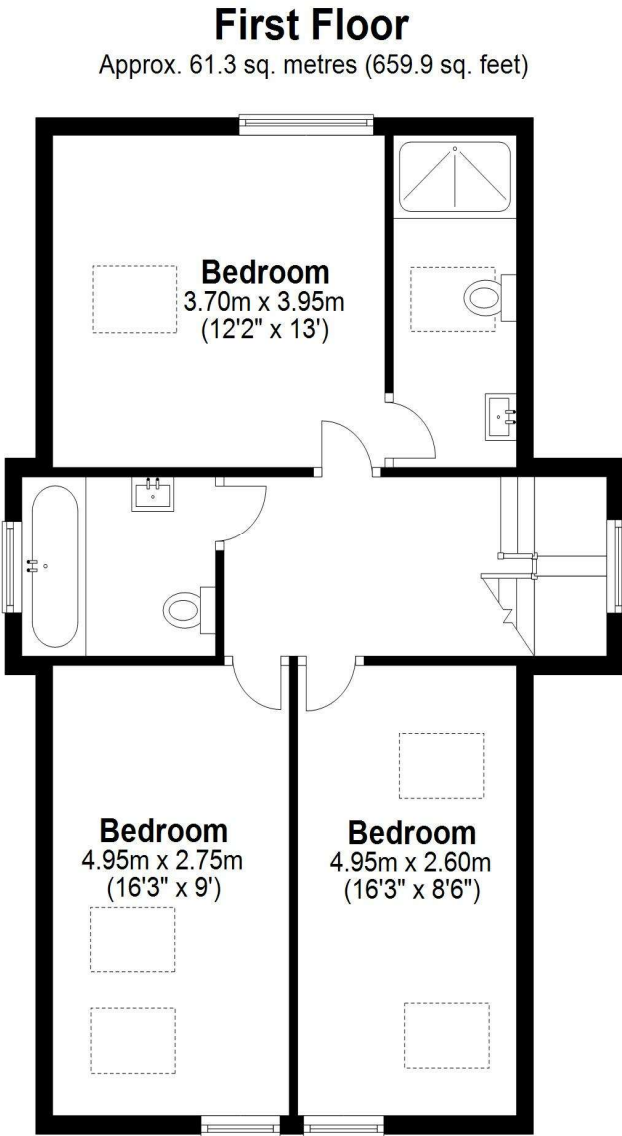
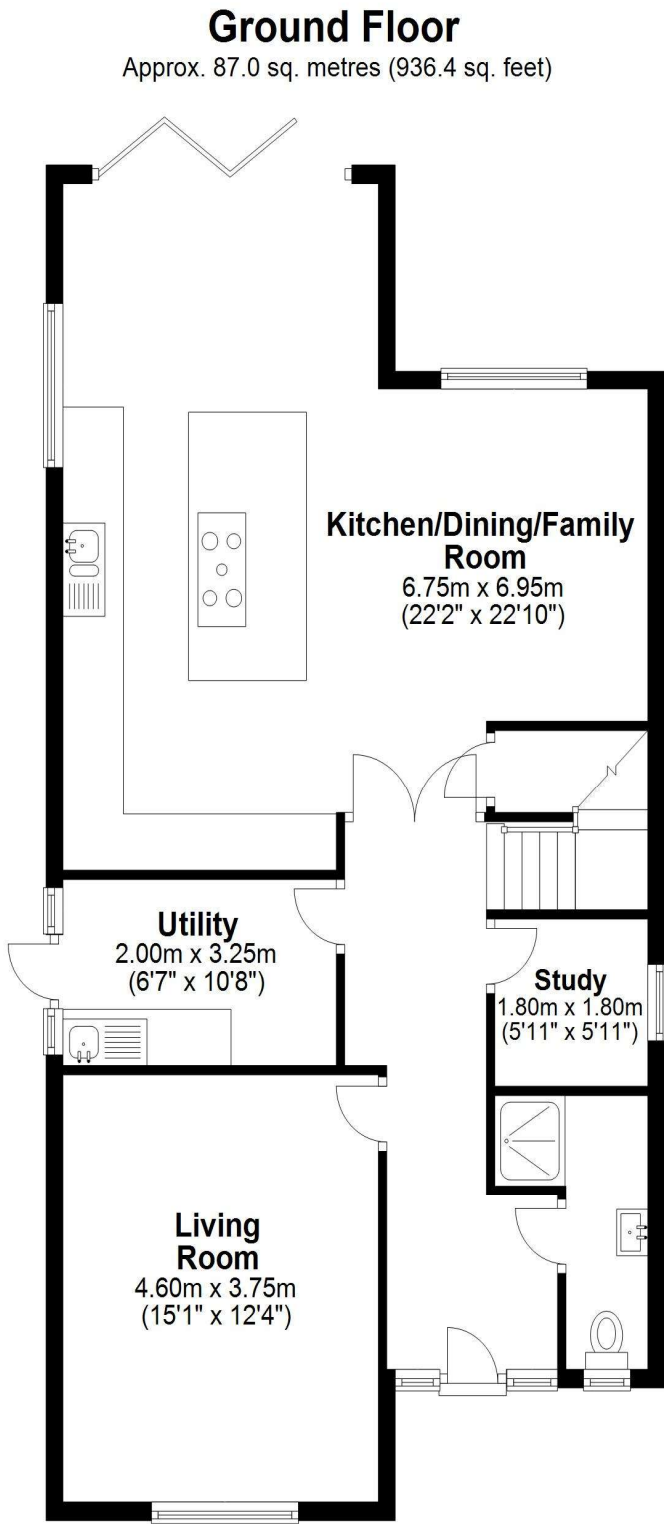
<u><b>MASTER BEDROOM:</b></u>	Electric heater fitted carpet, side aspect double glazed window, rear aspect double glazed window and door to:
<u><b>LUXURY EN-SUITE DOUBLE SHOWER ROOM:</b></u>	Comprises Bespoke separate shower cubicle with smoked privacy glass, concealed low level WC, vanity enclosed wash hand basin, heated towel rail, side aspect double glazed window, fully tiled walls and flooring.
<u><b>BEDROOM TWO:</b></u>	Electric heater, new fitted carpets, front aspect double glazed window and side aspect double glazed Velux windows.
<u><b>BEDROOM THREE:</b></u>	Electric heater, new fitted carpets, front aspect double glazed window and side aspect double glazed Velux windows.
<u><b>LUXURY FAMILY BATHROOM:</b></u>	Comprises white three piece suite with panel enclosed bath, vanity enclosed wash hand basin, concealed low level WC, heated towel rail, fully tiled walls and floors and side aspect opaque double glazed window.

**OUTSIDE**

<u><b>PRIVATE LANDSCAPED REAR GARDEN:</b></u>	<b>Approx 40ft</b> patio area, lawn area exterior lighting and enclosed brick built walling.
<u><b>OWN DRIVEWAY:</b></u>	Block paved driveway providing off street parking for several vehicles.
<u><b>COUNCIL TAX BAND:</b></u>	G – Runnymede Borough Council
<u><b>VIEWINGS:</b></u>	By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit <a href="http://www.nevinandwells.co.uk">www.nevinandwells.co.uk</a>

FLOOR PLAN

EPC



Total area: approx. 148.3 sq. metres (1596.3 sq. feet)

The Old Workshop  
West End Farm  
Rosemary Lane  
THORPE  
TW20 8PS

Energy rating

C

Valid until

19 March 2035

Certificate number

0370-2800-3470-2125-0851

Property type	Detached house
Total floor area	145 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.  
[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





