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WELLS

*Distinctive Homes*

**Established 2002**



**The Fall, Rosemary Lane, Thorpe, Surrey, TW20 8PS**

**£750,000 F/H**



## **The Fall, Rosemary Lane, Thorpe, Surrey, TW20 8PS**

The Fall is a gorgeous four bedroom detached home situated on a fantastic South facing plot in the popular and historic village of Thorpe. In addition there are two en-suites offering excellent scope for annexe potential as one of the bedrooms is ground floor. The property has retained a garage and offers ample parking. Located twixt Egham and Virginia Water stations with easy access to motorways, local schools and London.

Overhead porch with composite front door into:

### **ENTRANCE HALLWAY:**

Wood effect laminate flooring, radiator, stair to first floor with cupboard below and doors to all rooms and garage.

### **L-SHAPED LOUNGE/DINER:**

Wood effect laminate flooring, feature cast iron fireplace with wood surround, two radiators, double aspect double glazed windows to side and double glazed window to rear with sliding patio doors onto rear garden.

### **OFFICE:**

Wood effect laminate flooring, radiator, double glazed window to rear and door to:

### **BEDROOM FOUR/ANNEXE:**

Wood effect laminate flooring, double glazed windows to side and rear and door to:

### **EN-SUITE:**

Low level WC, corner wash hand basin with mixer tap, heated towel rail, fully tiled floor and walls and walk in shower cubicle.

### **KITCHEN:**

Eye and base level units with solid Oak surfaces, fitted oven, four ring gas hob with extractor over, stainless steel sink unit with mixer tap, built in dishwasher and built in fridge, cupboard housing combi boiler, fully tiled floor, double glazed window to front and external door to side

### **FAMILY BATHROOM:**

Panel enclosed bath with mixer tap and shower attachment, vanity sink unit with mixer tap, low level WC and cupboard below, fully tiled floor and walls, double glazed window to side and walk in shower cubicle.

### **LAUNDRY:**

Doors to bedrooms and storage cupboards.

### **MASTER BEDROOM:**

Part panel walls, two radiators, eaves storage, built in four door wardrobes, double aspect double glazed window to side and rear. Door to.

### **EN-SUITE BATHROOM:**

Low level WC, eave storage, large corner bath with mixer tap and shower attachment, pedestal wash hand basin, part tiled walls, heated towel rail and double glazed window to front.

### **BEDROOM TWO:**

Radiator, built in four door wardrobe, eaves storage and double glazed window to front.

### **BEDROOM THREE:**

Radiator, built in four door wardrobe, eaves storage and double glazed window to rear.

### **SEPARATE TOILET:**

Low level WC, extractor, vanity sink unit with mixer tap and cupboard below.

### **OUTSIDE**

### **SOUTH FACING REAR GARDEN:**

Large 'L' shaped corner plot with mature flowers and shrubs and being mainly laid to lawn. In addition there is a raised patio area to the rear of the property, side access and this really is a show piece of 'The Fall' as offers huge potential for an amazing play area for the kids, but still offering you the piece and quiet you deserve away from a hectic work load and pace of life.

### **FRONT:**

Ample parking for three to four vehicles, lawned area and outside tap. Leading to.

### **INTEGRAL GARAGE:**

With metal up and over doors, light and power.

### **COUNCIL TAX BAND:**

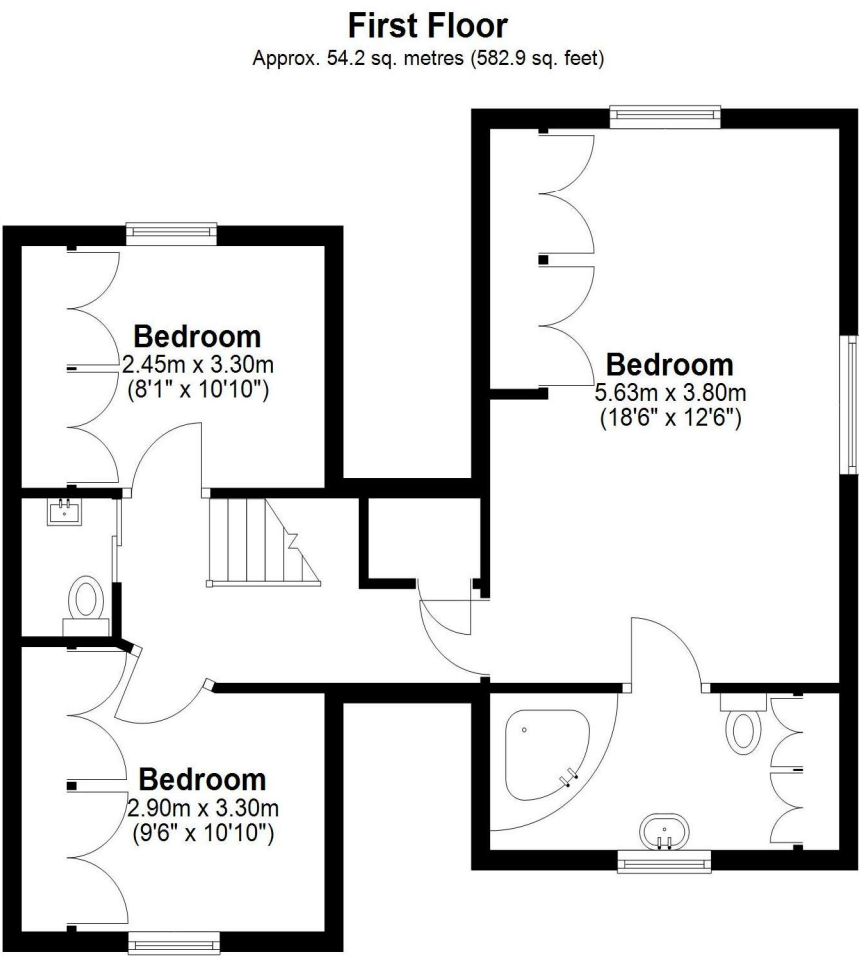
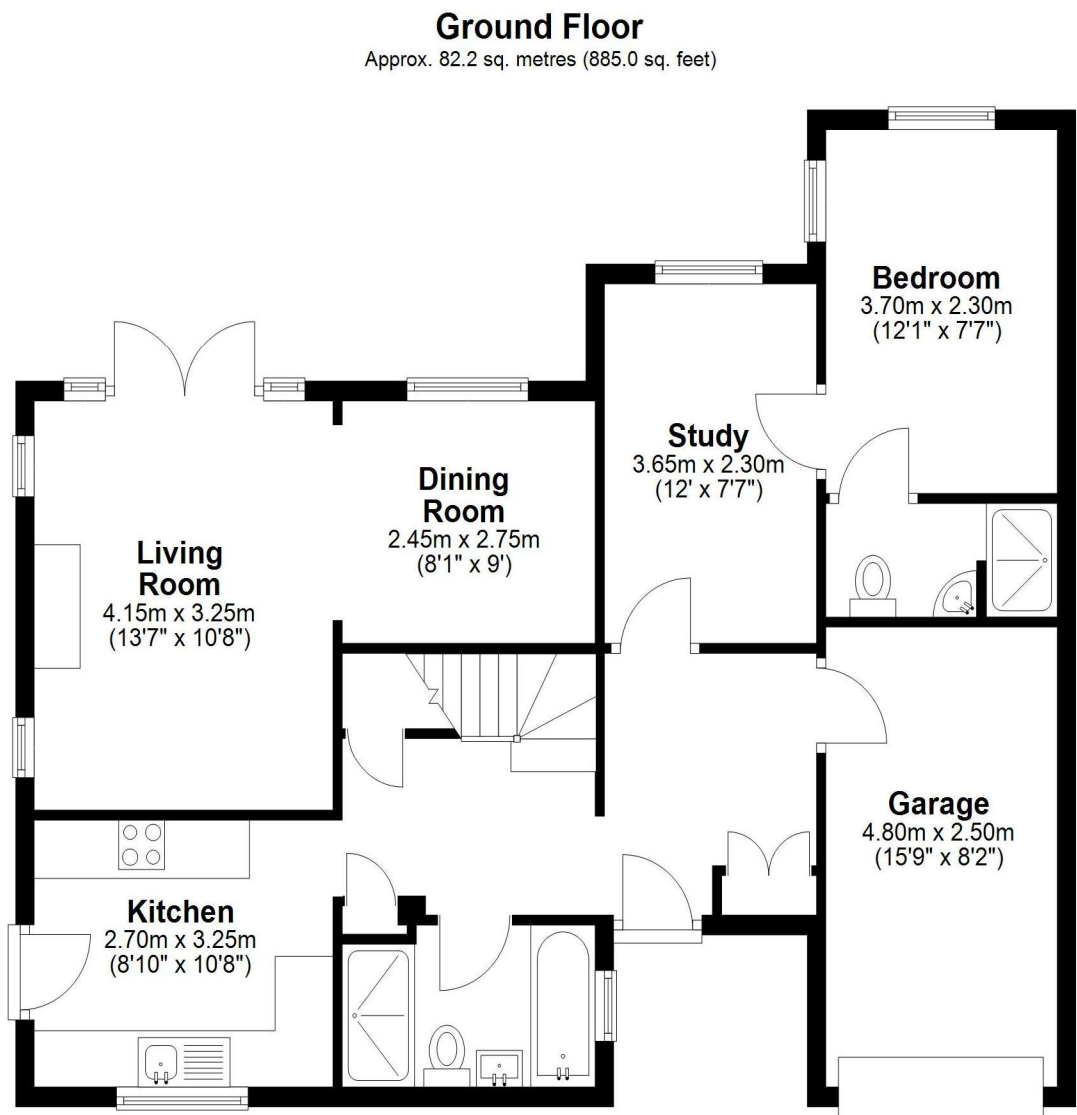
E – Runnymede Borough Council

### **VIEWINGS:**

**By appointment with the clients selling agents,  
Nevin & Wells Residential on 01784 437 437 or  
visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)**

FLOORPLAN

EPC



Total area: approx. 136.4 sq. metres (1467.9 sq. feet)

<div>The Fall Rosemary Lane EGHAM TW20 8PS</div> <div>Energy rating <div>C</div></div>	
Valid until 11 August 2035	Certificate number 4335-6628-5500-0202-3292

Property type	Detached house
Total floor area	123 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 C.  
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.



