

NEVIN
&
WELLS

Distinctive Homes

Established 2002



Rosemary Lane, Thorpe, Egham, Surrey, TW20 8QE £1,200,000 Freehold

Rosemary Lane, Thorpe, Egham, TW20 8QF

Having previously been used as a premium Bed and Breakfast, this five-bedroom detached residence offers amazing potential as a family home with annexe facilities, business venture or even both. The main house offers five double bedrooms, three receptions, en-suite, cloakroom and utility room. Externally there is a five-bedroom chalet with two shower rooms and an additional detached self-contained annexe, situated on a superb plot with parking for over ten vehicles, situated in the heart of historic Thorpe Village with easy access to the M25 and Heathrow. **NO ONWARD CHAIN.**

Open porch with outside light and solid wood door into:

ENTRANCE VESTIBULE: Radiator, wood effect laminate flooring, stairs to first floor with cupboard below and doors into:

LOUNGE: 4.00m x 3.95m (13'1 x 12'11) Large open brick fireplace, wood effect laminate flooring, radiator and double glazed bay window to front.

RECEPTION TWO/ANNEXE: 6.05m x 3.90m (19'10 x 12'10) Wood effect laminate flooring, double glazed window to front and double glazed window to side. Door to:

EN-SUITE SHOWER: Pedestal wash hand basin with mixer tap, low level W.C, fully tiled walls, extractor and shower cubicle.

DINING ROOM: 6.80m x 3.70m (22'4 x 12'2) Fully tiled floor, two radiators, double doors to conservatory and open plan to:

KITCHEN: 7.20m x 3.95m (23'8 x 13') Eye and base level units with rolled edge work surfaces, one and half bowl stainless steel sink unit with mixer tap, fully tiled floor, part tiled walls, space for appliances, built in dishwasher, built in oven with five ring gas hob and extractor over. Double glazed window to rear and door to:

UTILITY ROOM: 3.45m x 3.00m (11'4 x 9'10) Base level units with rolled edge work surfaces, wall mounted boiler, space for appliances, single drainer sink unit, radiator, fully tiled floor, built in oven with cupboards either side, double glazed window to rear, door to rear garden and door to:

CLOAKROOM: Low level W.C, vanity sink unit with mixer tap and cupboard below, fully tiled floors and double glazed window to rear.

'L' SHAPED LANDING: Hatch to loft and doors to:

MASTER BEDROOM: 4.00m x 3.90m (13'1 x 12'10) Double radiator, double glazed window to front and door to:

EN-SUITE SHOWER: Low level W.C, vanity sink unit with mixer tap and cupboard below, fully tiled floor, radiator, double glazed window to side and walk in shower cubicle.

BEDROOM TWO: 3.90m x 3.75m (12'10 x 12'4) Double radiator and double-glazed window to rear.

BEDROOM THREE: 4.00m x 3.90m (13'1 x 12'10) Radiator, built in triple wardrobe. Double glazed window to side and double-glazed bay window to front.

BEDROOM FOUR: 3.90m x 3.20m (12'9 x 10'6) Radiator. Double glazed window to side and double-glazed window to rear.

BEDROOM FIVE: 3.80m x 3.20m (12'6 x 10'6) Radiator and double-glazed window to rear.

FOUR PIECE BATHROOM: Vanity sink unit with mixer tap and cupboard below, panel enclosed bath with mixer tap, low level W.C, tile effect flooring, radiator, airing cupboard, double glazed window to front and walk in shower cubicle.

ATTACHED GARAGE: With pitched roof, light and power. Approached via metal up and over door.

REAR GARDEN: 92' x 54' Mainly laid to lawn, timber gazebo and summer house with paved patio area to rear of house.

SIDE GARDEN: 210' x 74' Mainly laid to lawn and secluded.

FRONT: 72' x 54' Block paved area leading to:

PARKING: Shingled parking for at least a dozen vehicles.

DETACHED FIVE BEDROOM CHALET/ANNEXE

Double glazed door into 'L' shaped hallway with doors to:

SHOWER ROOM ONE: Low level W.C, pedestal wash hand basin, double glazed window to side and walk in shower cubicle.

SHOWER ROOM TWO: Low level W.C, pedestal wash hand basin, double glazed window to side and walk in shower cubicle.

BEDROOM ONE: 3.35m x 2.55m (11' x 8'4) Wall mounted fire and double-glazed window to rear.

BEDROOM TWO: 3.20m x 3.05m (10'6 x 10) Double glazed window to rear.

BEDROOM THREE: 3.00m x 2.55m (9'10 x 8'4) Double glazed window to rear.

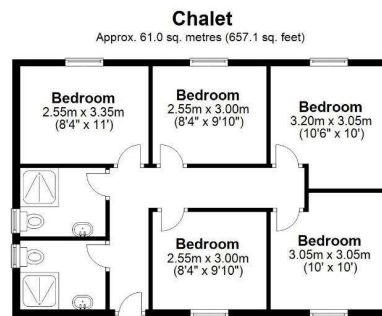
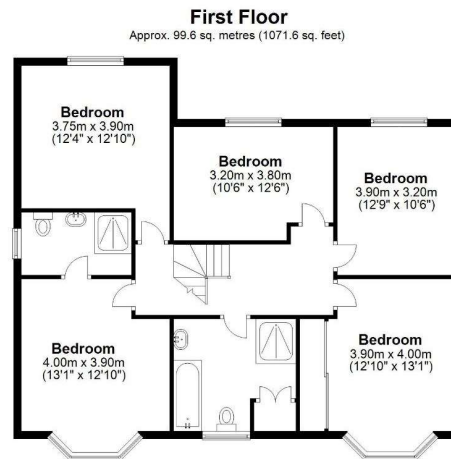
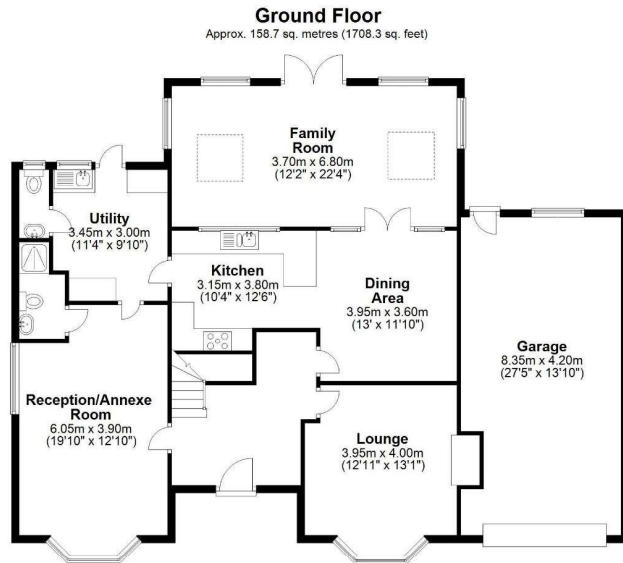
BEDROOM FOUR: 3.05m x 3.05m (10' x 10') Double glazed window to front.

BEDROOM FIVE: 3.00m x 2.55m (9'10 x 8'4) Double glazed window to front.

SELF CONTAINED ANNEXE

4.60m x 3.95m (15'1 x 13'0) Lounge/bedroom area open plan to kitchen area with space for appliances, rolled edge work surfaces with cupboards below, stainless steel single drainer sink unit, double glazed window to front and door to en-suite shower room with low level W.C, wall mounted wash hand basin, double glazed window to side and shower cubicle.

FLOOR PLAN



Self Contained Annexe
Approx. 18.2 sq. metres (195.7 sq. feet)



Total area: approx. 337.5 sq. metres (3632.6 sq. feet)

EPC

Energy performance certificate (EPC)

Colcroft, Rosemary Lane EGHAM TW20 8QF	Energy rating D	Valid until: 24 November 2024 Certificate number: 8524-7329-3429-3854-2926
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Property type: Detached house

Total floor area: 214 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-and-letting-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-and-letting-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	80 C
39-54	E		
21-38	F		
1-20	G		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

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

