



**Rosemary Lane, Thorpe, TW20 8QE**

**£465,000 Freehold**



Originally the village school and in superb condition, is this charming two bedroom semi-detached cottage dating back to 1870 with many original period features. The property currently offers a further two receptions, kitchen, downstairs bathroom, gas central heating, double glazing and off street parking for two/three vehicles. There is lapsed planning permission for a double storey extension to convert into a three bedroom house with an upstairs family bathroom and further downstairs reception room.

**Rosemary Lane, Thorpe, Egham, Surrey, TW20 8QE**

Hardwood side door into:

**ENTRANCE HALL:** Quarry tiled floor, stairs to first floor with cupboard below, archway to kitchen and door to:-

**LOUNGE:** 3.80m x 3.63m (12'6" x 11'11") Feature fireplace with display mantle over, coved cornice ceiling, ceiling rose, built in cupboard with display shelving, two radiators and double aspect double glazed windows to front and side.

**KITCHEN:** 2.62m x 2.16m (8'7" x 7'1") Range of eye an base level units with rolled edged work surfaces and glass fronted display cabinet, fitted AEG stainless steel oven, four ring gas hob and extractor, over, radiator, part tiled walls, coved cornice ceiling, Villeroy Boch porcelain sink with mixer tap, radiator, space for dishwasher, window two rear and door to:-

**DINING ROOM:** 3.88m x 2.56m (12'9" x 8'5") Porcelain tiled floor, radiator, wall light power point, double glazed door to side and internal part glazed door into:-

**BATHROOM:** 2.58m x 1.78m (8'6" x 5'10") White suite comprising of panel enclosed bath with mixer tap, wall mounted shower unit and screen, vanity wash hand basin with drawers below, low level W.C, mirror with light over, radiator, work surface with space for washing machine and a dryer with cupboards over, porcelain tiled flooring and walls. Velux window.

**LANDING:** With doors to bedrooms and cupboard housing boiler. Approached via dog legged staircase with window to rear.

**BEDROOM ONE:** 3.80m x 3.61m (12'6" maximum x 11'10") Fitted four door corner wardrobe, ceiling rose, radiator, hatch to loft and window to side.

**BEDROOM TWO:** 2.60m x 2.18m (8'6" x 7'2") Radiator and window to rear.

**OUTSIDE**

**FRONT & SIDE GARDEN 'L' SHAPED:** 15.20m x 7.30m (50'0" x 24'0") A peaceful and private garden being laid to lawn at the front with mature tree and shrubs borders leading to a shingle side courtyard style garden with patio area, outside lighting and timber storage shed. Fully enclosed and approached via an arch shaped latch gate.

**PARKING:** Shingle parking to the front for two/three vehicles.

**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)

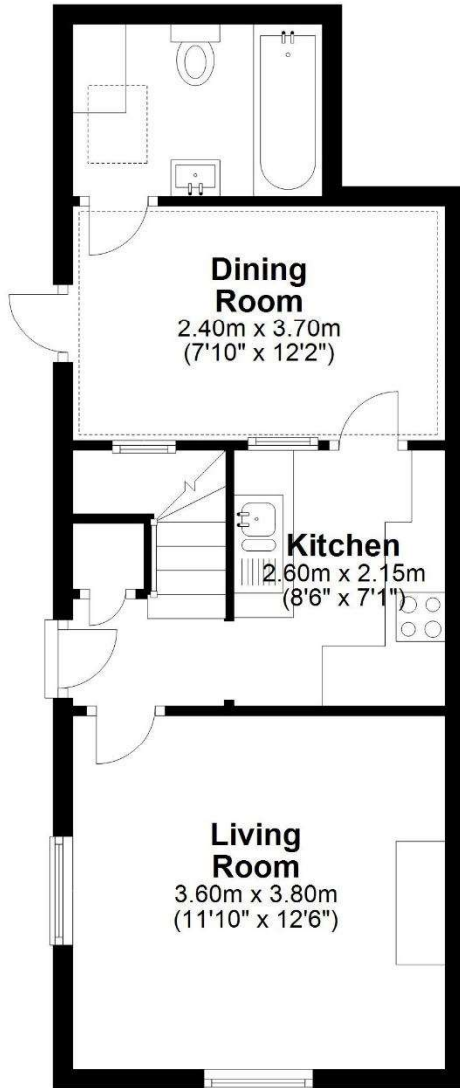


Rosemary Lane, Thorpe, Surrey, TW20 8QE

FLOORPLAN

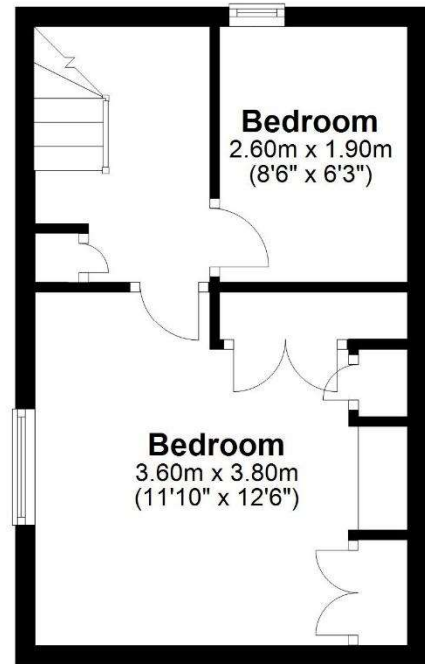
**Ground Floor**

Approx. 37.9 sq. metres (408.2 sq. feet)



**First Floor**

Approx. 24.0 sq. metres (257.9 sq. feet)



Total area: approx. 61.9 sq. metres (666.1 sq. feet)

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.



Rosemary Lane, Thorpe, Egham, Surrey, TW20 8QE

EPC

### Energy performance certificate (EPC)

School House Rosemary Lane EGHAM TW20 8QE	Energy rating <b>D</b>	Valid until: 5 October 2033 Certificate number: 9360-2196-2300-2807-7035
Property type	Semi-detached house	
Total floor area	62 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](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

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

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

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		