

NEVIN — & — WELLS

Distinctive Homes

Established 2002



Village Road, Thorpe, TW20 8UE

Guide Price £1,500,000 Freehold

‘The Cottage’, Village Road, Thorpe, Surrey, TW20 8UE

We are proud to bring to the market, this truly stunning and rarely available five bedroom grade II listed detached residence, dating back to the 16th Century. Having been beautifully restored and extended by the current owners, this property oozes Tudor charm blended with a contemporary finish. In addition, there are three bathrooms, five receptions offering potential for self-contained annexe as well as a 23ft outbuilding or office. Approached via electronic rear gates, you will be met by parking for several vehicles and a large West facing corner plot with patio area and beautifully kept borders. Located in the heart of this Historic village with access to motorways, Egham and Virginia Water stations as well as TASIS and other salubrious schools. Windsor Great Park and various other golf clubs are also on your doorstep. An absolute jewel in the crown of Surrey.

	Oak front door into:
<u>ENTRANCE HALLWAY:</u>	Radiator, solid engineered Oak floor, window to side, beamed ceiling and door to:
<u>LIVING ROOM:</u>	Three radiators, triple aspect windows, solid engineered Oak floor, Oak beamed ceiling, panelled walls, feature Ingelenook fireplace, alcove panel fronted, space for desk, door to conservatory and stairs to first floor.
<u>CONSERVATORY:</u>	Part brick and glazed with tiled flooring and double doors onto patio area and garden.
<u>DINING ROOM:</u>	Radiator, double aspect windows Oak beamed ceilings, solid wood flooring, feature Ingelenook fireplace, coat cupboard and stairs to first floor.
<u>CLOAKROOM:</u>	Low level WC, wall mounted wash hand basin with mixer tap, tiled floors, part tiled walls, extractor and light.
<u>SNUG:</u>	Window to front, solid engineered Oak floor, beamed fireplace with gas effect log burner, Oak beamed ceiling, open plan to:
<u>UTILITY/ BREAKFAST KITCHEN:</u>	Eye and base level unit with granite effect work surfaces, stainless steel sink unit with mixer tap, window to rear, concealed washing machine and fridge, radiator, fully tiled floors, open plan to:
<u>FAMILY KITCHEN:</u>	Eye and base level shaker style units with granite effect work surfaces, five ring gas hob with extractor over and oven below, fully tiled floors, space for double fridge/freezer, large family island with seating area, stainless steel sink unit with mixer tap, concealed dishwasher and cupboards, two vertical radiators, large window to rear and double bi-folding doors to front steps to:
<u>FAMILY ROOM/ANNEXE POTENTIAL:</u>	Huge potential to convert to annexe (S.T.P.P). solid wood flooring and window to rear. (We have been advised there is the facility to install a shower by current owner.)
<u>FIRST FLOOR DUAL LANDING:</u>	Beamed walls, windows to rear, panel fronted cupboard, and doors to:
<u>MASTER BEDROOM:</u>	Beamed walls, feature brick fireplace, triple aspect windows, two radiators, panelled wall, door to en-suite and stairs to:

OFFICE/DRESSING ROOM:

EN-SUITE:

BEDROOM TWO

BEDROOM THREE:

EN-SUITE:

BEDROOM FOUR:

BATHROOM:

BEDROOM FIVE:

REAR GARDEN:

LARGE OUTHOUSE:

TIMBER STORAGE SHED:

PARKING:

FRONT:

COUNCIL TAX BAND:

VIEWINGS:

Solid wood flooring, beamed ceiling, double aspect windows, eaves storage and glass panels to front

Vanity sink with mixer tap on Marble effect surface, low level WC, fully tiled floor, heated towel rail, window to side and walk in shower.

Beamed walls, radiator, window to front, ornate brick chimney breast and beamed opening to area suitable for dressing room.

Beamed walls, radiator double aspect windows and door to:

Wall mounted wash hand basin with mixer tap, low level WC, fully tiled floor, part tiled walls, and walk in shower cubicle.

Beamed walls, radiator, window to front and understairs storage.

Panel enclosed bath with shower over, low level WC, wall mounted wash hand basin with mixer tap, fully tiled floors and walls, beamed ceiling, heated towel rail and Velux window.

Situated on the second floor with radiator, beamed ceiling, eaves storage and window to rear.

OUTSIDE

Approximately 120ft on a stunning West facing corner plot. Mainly laid to lawn with flower and shrub borders, mature trees, large paved patio area, additional gravelled area with barbeque, thermostat controlled taps, gravelled rear pathway to parking for several cars, side access gate, fully enclosed by fencing with electric double gates.

With light and power, timber flooring, windows to front and double doors.

With light and power.

Gravelled area suitable for several vehicles approached via double electric gates at rear of property.

Mainly laid to lawn with pathway to front door.

G - Runnymede Borough Council

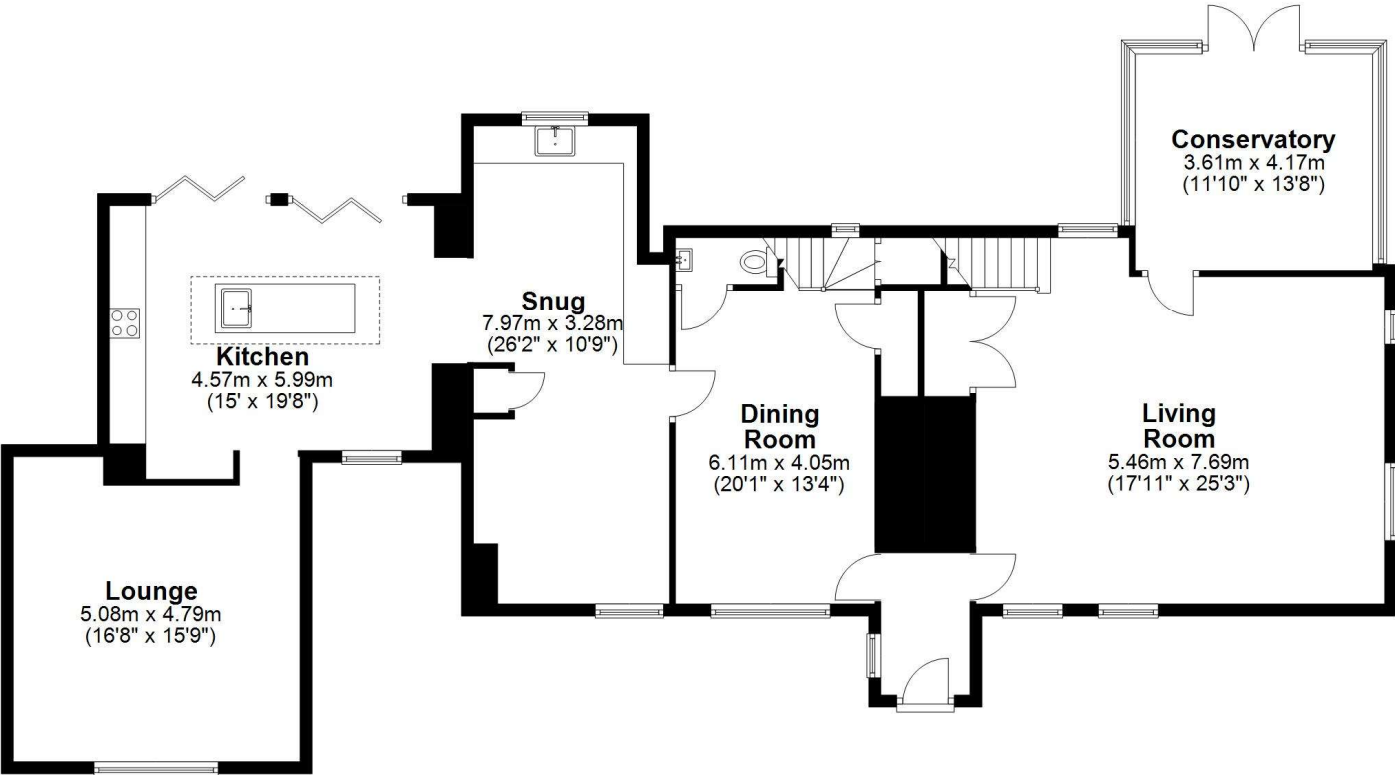


**By appointment with the clients selling agents,
Nevin & Wells Residential on 01784 437 437 or
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FLOORPLAN

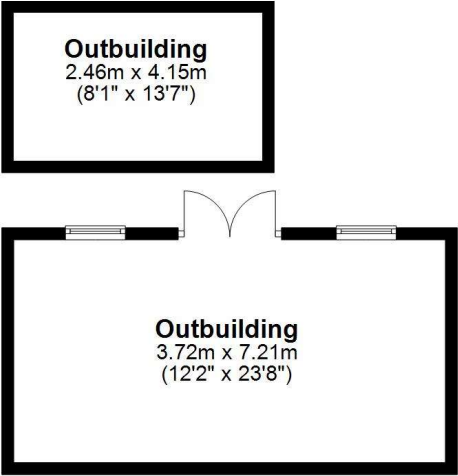
Ground Floor

Approx. 161.7 sq. metres (1740.2 sq. feet)



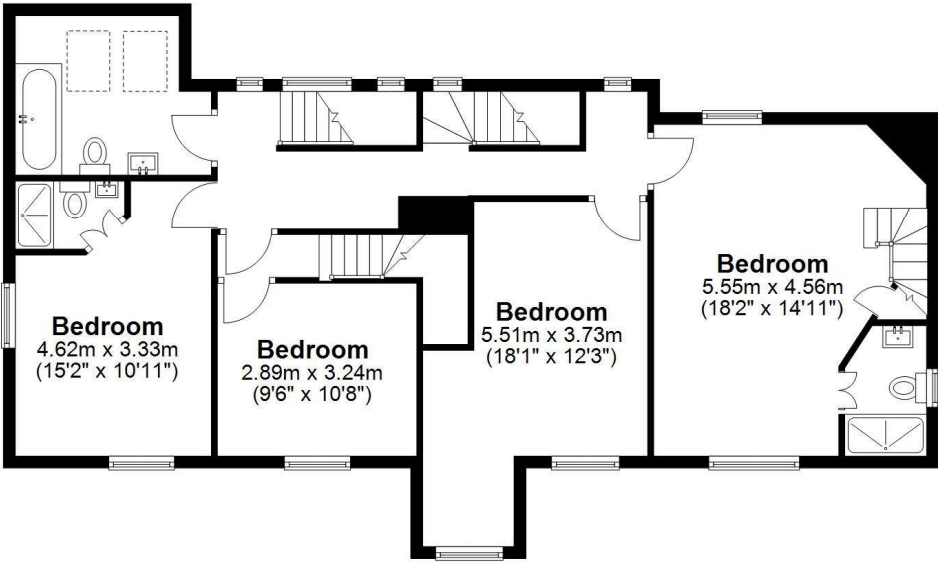
Outbuildings

Approx. 37.0 sq. metres (398.5 sq. feet)



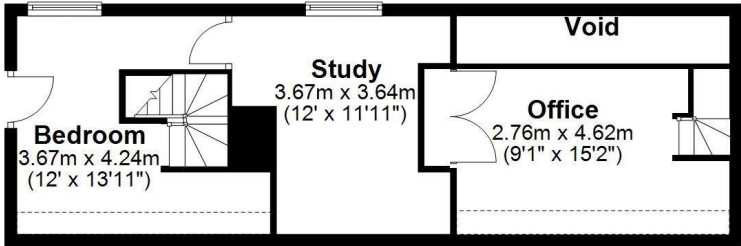
First Floor

Approx. 96.2 sq. metres (1035.4 sq. feet)



Second Floor

Approx. 43.3 sq. metres (466.0 sq. feet)



Total area: approx. 338.2 sq. metres (3640.0 sq. feet)

EPC

The Cottage Village Road EGHAM TW20 8UE		Energy rating D
Valid until 23 April 2034	Certificate number 6634-7324-8300-0404-7222	

roperty type	Detached house
otal floor area	286 square metres

Rules on letting this property

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

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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

