Pine Grove | | Windlesham | GU20 6AW

Price Guide £1,100,000 Freehold

Waterfords
Residential Sales & Lettings

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This charming Edwardian home has over 2,200 sq. foot of spacious living accommodation with 4 bedrooms and 4 reception rooms. The kitchen/breakfast room with a central island unit has bi-folding doors to the secluded rear garden with a large garden cabin.

- Edwardian detached
- Secluded 5th acre plot
- 4 reception rooms
- Garden cabin
- Private lane
- 4 bedrooms
- Ensuite shower room
- Approaching 3,000 sq ft.

Accommodation

This charming and well appointed Edwardian home offers deceptively sized living accommodation and outbuilding approaching 3,000 square feet. The central entrance hall with a downstairs cloakroom opens to the living room with a delightful square bay and feature fireplace, double doors open to the rear aspect dining room, and the living accommodation is further complimented by a family room and study. The extended kitchen/breakfast room has an excellent range of cabinets and a central island unit, bi-folding doors open to the garden and the kitchen is served by a separate utility room. Upstairs, the principal bedroom has a good range of built-in wardrobes and served by an ensuite shower room, the remaining 3 bedrooms are served by a generously sized bathroom with standalone bath and a walk-in shower.

Secluded location

Outside

The property occupies a secluded 5th of an acre plot, the garage is approached by driveway and additional parking for residents of Pine Grove is found opposite. The rear garden is approached by a patio leading to a wide expanse of level lawn enclosed by a variety of shrubs and laurel hedging. To the rear is an impressive garden cabin with a 26ft games room with bar, a shower room and Gym which currently houses a hot tub.

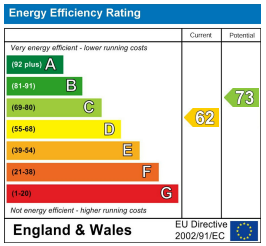
Location

The property is located in a cul-de-sac location with easy reach of Windlesham Village with several village shops, cafe's as well as numerous pubs and popular restaurants. The village is conveniently located with excellent rail and road links via A30, A322 and M3 to Sunningdale, Ascot, London and the South Coast , Windlesham offers the perfect balance of country living with easy access to London and the South Coast. The Infant Schools in Windlesham and Valley End are very highly regarded.

Lincoln Cottage, Pine Grove, Windlesham, GU20

Approximate Area = 2191 sq ft / 203.5 sq m
Limited Use Area(s) = 48 sq ft / 4.4 sq m
Garage = 148 sq ft / 13.7 sq m
Outbuilding = 604 sq ft / 56.1 sq m
Total = 2991 sq ft / 277.7 sq m
For identification only - Not to scale

Denotes restricted head height



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