



Character cottage in the heart of Downside Village

1 Wood Cottages, Downside Common Road, Downside, Surrey, KT11 3NW

Freehold



Living room • Dining room • Kitchen • Study/bedroom 3
• Shower room • Utility room • 2 double bedrooms
• Family bathroom • Pretty South facing landscaped garden • Parking for several cars

Location

1 Wood Cottages is a beautifully presented home set in the Village of Downside, a conservation area, just south of Cobham. This popular semi-rural location offers excellent dog walking through the countryside, a village pub/brasserie and St. Matthews School.

Effingham Junction train station is 1.5 miles away and offers a regular service to London Waterloo. Cobham High Street is around 1 mile away offering a great selection of boutique shops, a Waitrose and restaurants, including The Ivy Brasserie. Cobham and Stoke d'Abernon train station runs a direct service to London Waterloo in about 38 minutes and to Guildford in about 23 minutes. There is easy access to the A3 which links to Junction 10 of the M25, which is useful for connections to London Gatwick and Heathrow Airport.

Accommodation

1 Wood Cottages dates back to 1840 and retains many of its character features. The interior has been recently beautifully and tastefully modernised by the current owners.

The living room and dining room both feature brick exposed open fireplaces, Woodpecker Oak flooring and French doors opening out onto the rear garden. The kitchen

has been fitted with high quality integrated appliances including a Rangemaster cooker, Bosch fridge and dishwasher with granite worktops over. There is a study/3rd bedroom, shower room and utility room completing the ground floor accommodation.

The first floor incorporates two double bedrooms, both with views over the rear garden. The white suite bathroom has been recently refitted and includes a free standing bath. The rear landscaped garden is a true delight, with a manicured lawned area with surrounding beds and colourful shrubs. There are two distinctive patio areas that are ideal for outdoor entertaining and dining.

The property is located opposite the common and accessed via a gravelled driveway, providing parking for several cars.

Other features of the property are new fully insulated roof, new boiler and remote controlled heating App.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.





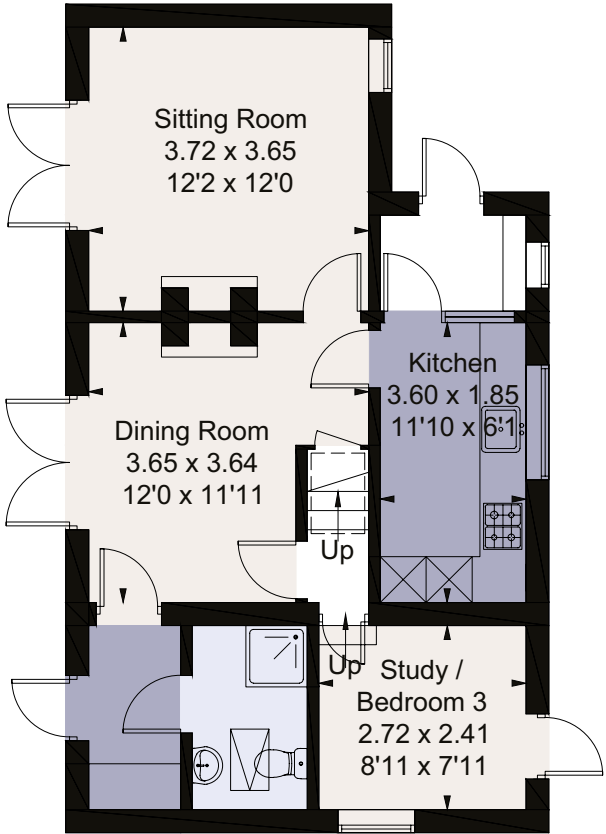
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Approximate Area 87.9 sq m / 946 sq ft
Including Limited Use Area (0.9 sq m / 10 sq ft)



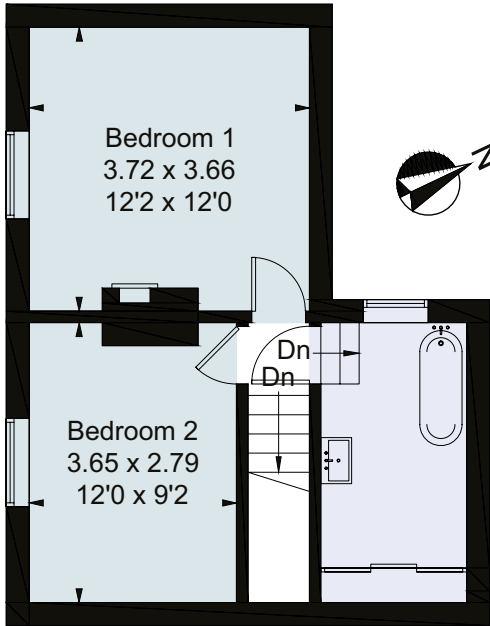
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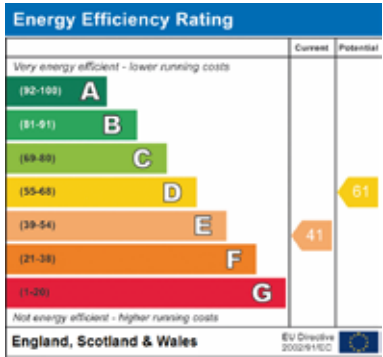
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Ground Floor



First Floor



For identification only. Not to scale. © 190725LK

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