



CHARMING 2 BEDROOM FLAT IN RURAL SETTING

1 THE GRANARY, BARWELL COURT FARM, BARWELL LANE, CHESSINGTON KT9 2LZ



UNIQUE LOCATION WITH FARMLAND VIEWS

1 THE GRANARY, BARWELL COURT FARM, BARWELL LANE, CHESSINGTON KT9 2LZ

Entrance hall ♦ Reception room ♦ Kitchen
♦ 2 bedrooms ♦ 2 bathrooms ♦ Courtyard
garden ♦ Garage ♦ Parking ♦ Use of
communal paddock ♦ EPC rating = C

Situation

Barwell Court Farm is situated in Chessington, a suburban town conveniently located close to the towns of Claygate, Esher and Epsom.

The property is located about half a mile from Chessington South train station which provides regular and direct services to London Waterloo from 40 minutes.

Nestled away at the end of Barwell Lane the property is set within a working equestrian facility surrounded by farmland and paddocks.

Description

This charming ground floor flat forms part of a conversion of a former Victorian granary. You are welcomed into a spacious communal entrance hall, securely accessed via an intercom. The property comprises an entrance hall, large and light reception room featuring French doors



out to the courtyard garden and a traditional country style kitchen with integrated appliances. Two bedrooms, one of which is en suite, and a further bathroom complete the accommodation.

There is a delightful walled courtyard garden with room for a table and chairs and views to the nearby stables. The property is also offered with a garage benefiting from parking in front and use of pretty landscaped gardens and a large communal paddock.

Tenure:

Leasehold

Local Authority:

The Royal Borough of Kingston upon Thames

Viewing:

Strictly by appointment with Savills

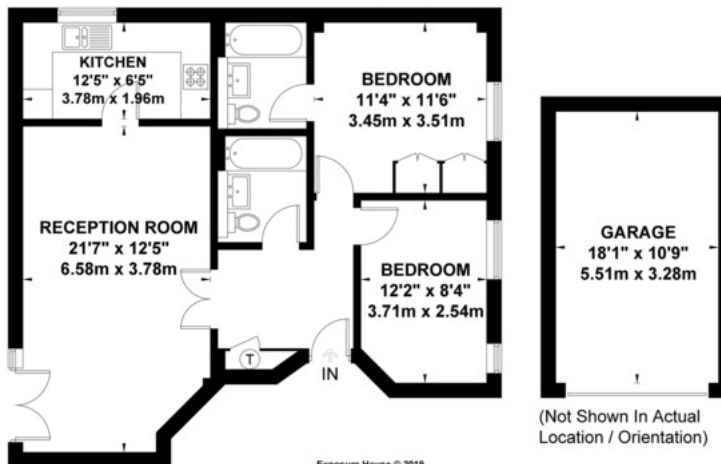


Barwell Court Farm, KT9

Approximate Gross Internal Area = 71.2 sq m / 766 sq ft

Garage = 18.1 sq m / 195 sq ft

Total = 89.3 sq m / 961 sq ft



Exposure House © 2019
www.exposurehouse.co.uk

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Savills Esher
esher@savills.com
01372 461900

savills.co.uk

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 91023082 Job ID: 130139 User initials: KMS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	78
England, Scotland & Wales EU Directive 2002/91/EC		