



Charming 3 bedroom farmhouse

Barwell Court Farmhouse, Barwell Lane, Chessington, Surrey KT9 2LZ

Freehold



Reception room • Kitchen • 3 bedrooms • 2 bathrooms • Guest cloakroom • Private courtyard garden • Garage and Parking

Local information

Barwell Lane 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, Barwell Court Farmhouse is set within a working equestrian facility surrounded by farmland and paddocks.

About this property

Barwell Court Farmhouse sits behind a pretty fence and has a charming courtyard garden featuring an array of potted plants, a rockery and a large covered porch area. The farmhouse has a stylish interior with a traditional feel.

The generous dual aspect reception room comprises a sitting and dining area and is laid with attractive Herringbone flooring. It also boasts a wood burning stove. From the dining area steps lead down to the kitchen which is fitted with ample wall and base mounted shaker style cabinetry, integrated appliances and a stable door which accesses the picturesque communal gardens. There is both a larder and guest cloakroom located off the kitchen. On the first floor the master bedroom benefits from built in wardrobes and an en suite bathroom featuring attractive floor tiles. Two further bedrooms and a family bathroom complete the accommodation. There is also a garage, parking space, communal gardens and shared paddock.





Barwell Court Farmhouse, Barwell Lane, Chessington,
Surrey KT9 2LZ



savills

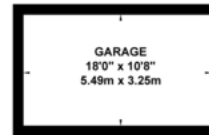
savills.co.uk

Savills Esher
01372 461900
esh@savills.com



Barwell Lane, Chessington

Approximate Gross Internal Area = 113.2 sq m / 1218 sq ft
Outbuilding = 17.9 sq m / 192 sq ft
Total = 131.7 sq m / 1410 sq ft



(Not Shown In Actual
Location / Orientation)



Exposure House © 2020
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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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. 02022031 Job ID: 140771 User initials: KMS

