



A wonderful home in the heart of Windlesham

Post Lodge, Kennel Lane, Windlesham, Surrey, GU20 6AA

Freehold



Entrance hall with study area • Sitting room • Kitchen/ breakfast room • Conservatory • Utility area • Principal bedroom with cloakroom • Second bedroom • Family bathroom • Wet room • Detached studio
• Landscaped gardens • Off road parking • Scope to extend (STPP) • No onward chain

Description

Post Lodge is a wonderful home offering flexible accommodation with scope to extend (STPP) and offered for sale with no onward chain.

On the ground floor there is a spacious entrance hall with study area and storage cupboards, a drawing room with feature fireplace and French doors opening on to the rear garden and terrace. There is a fully integrated kitchen/ breakfast room opening to a conservatory, a utility area with door to the rear garden, a wet room, a bedroom with bay window and fitted wardrobes and a family bathroom. The principal bedroom with en suite cloakroom and eaves storage is on the first floor.

Outside, the property is gated and set back from the road with a shingled driveway providing parking for several cars. The manicured rear garden is mainly laid to lawn with a full width sun terrace with pergola ideal for al fresco dining, a variety of well stocked mature flower and shrub borders providing a good degree of privacy. There is a detached studio with a sink, wc and doors to the garden.

Situation

Post Lodge is situated in a sought after location in this popular and picturesque village of Windlesham with access to Woking and Sunningdale stations providing services to London (Waterloo).

By road, Windlesham has access to Heathrow Airport, M3 and M25 motorways.

There are a number of renowned schools including Hall Grove, Woodcote House, Valley End, Windlesham Village School, Papplewick, LVS, The Marist Schools, St Georges and St Marys, Ascot. Eton and Wellington Colleges are within easy reach as are the international options TASIS and ACS Egham.

Local Authority: Surrey Heath Borough Council

Services: The property has mains electricity, gas, water and drainage.

Fixtures and Fitting: All items of fixtures and fittings, including carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.

Tenure: Freehold

Viewing: Strictly by appointment with Savills.





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Approximate Area 113.9 sq m / 1226 sq ft

Garden Room 28.1 sq m / 302 sq ft

Total 142.0 sq m / 1528 sq ft (Excluding Eaves)

Including Limited Use Area (2.1 sq m / 23 sq ft)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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