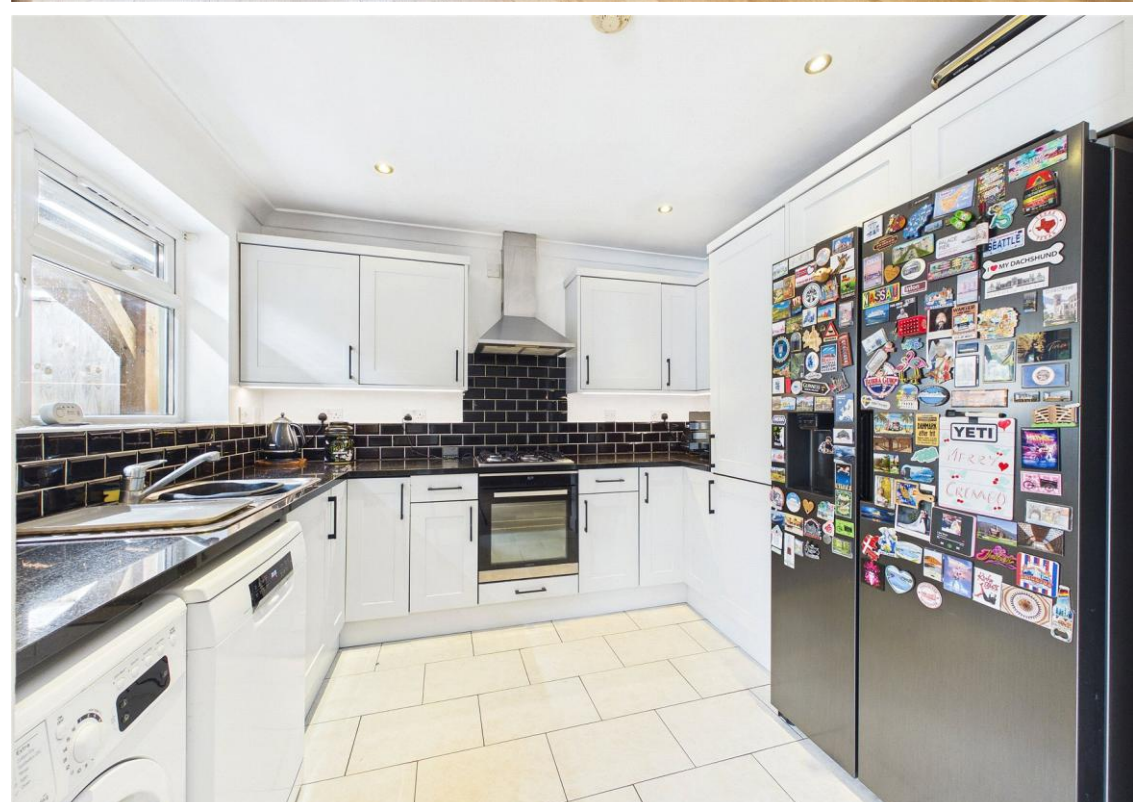




Burr Hill Lane | Chobham | Woking | GU24 8QD





Burr Hill Lane, Chobham, Woking, GU24 8QD

Tucked away behind mature hedging on the ever-popular Burr Hill Lane, this beautifully presented three bedroom detached bungalow offers a fantastic opportunity to secure a substantial, versatile home in the heart of Chobham.

Set well back from the road with a sweeping shingle driveway providing ample off street parking, the property immediately impresses with its kerb appeal and sense of privacy, framed by tall, well maintained hedgerows on both sides. The property also benefits from an EV charger.

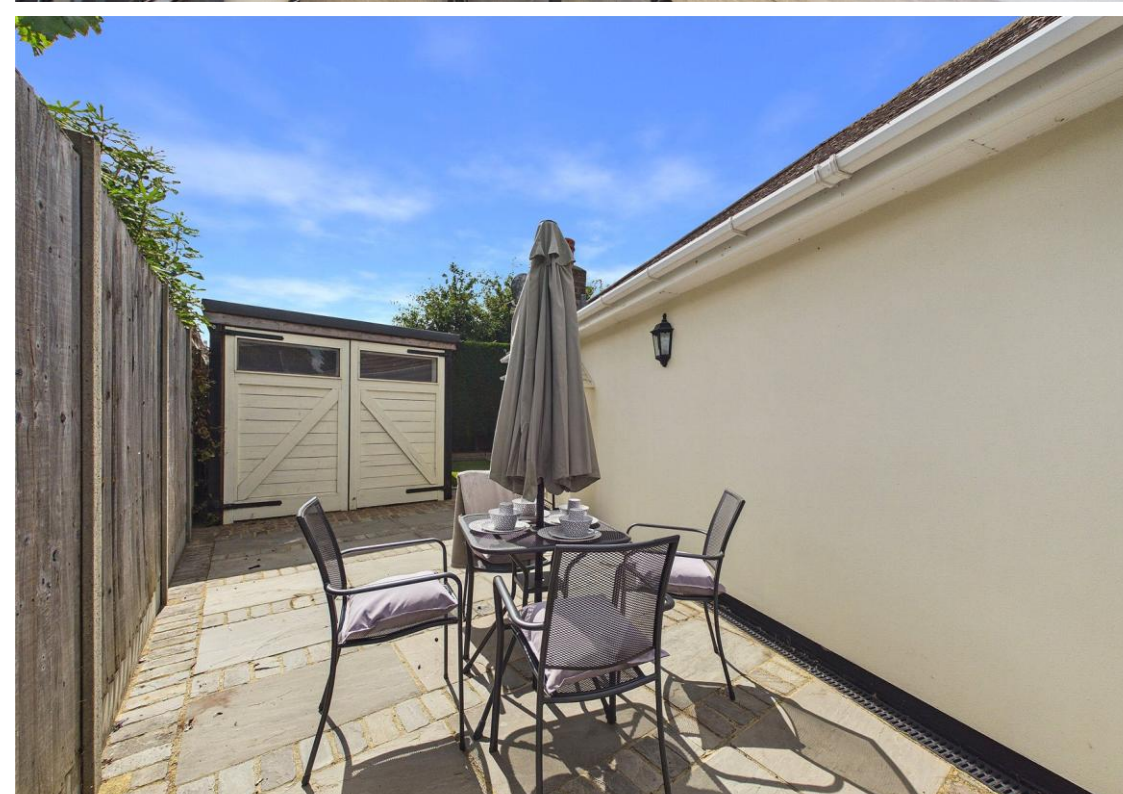
Inside, the accommodation is deceptively spacious and has been thoughtfully updated to create a wonderful open plan living and entertaining space.

The kitchen/dining/family room forms the heart of the home, with a striking oak framed garden room flooding the space with natural light through full height glazing and doors opening out to the rear garden. A wood burning stove adds a cosy focal point, while the sleek, contemporary kitchen offers plenty of worktop space and storage, while the three well proportioned bedrooms are served by a stylish family bathroom.

Outside, the rear garden is designed to be very low maintenance, providing an attractive and easy-to-manage outdoor space. The real bonus of this home lies in its substantial outbuilding, currently arranged as a generous home office and useful storage space, perfect for anyone working from home or in need of additional space for hobbies, a gym, or a teenage retreat, subject to the usual consents.

Burr Hill Lane sits within easy reach of Chobham's charming high street, with its independent shops, cafes, and popular primary school, while the surrounding common and countryside offer wonderful walking and riding opportunities. Woking mainline station is a short drive away, offering fast and frequent services into London Waterloo.



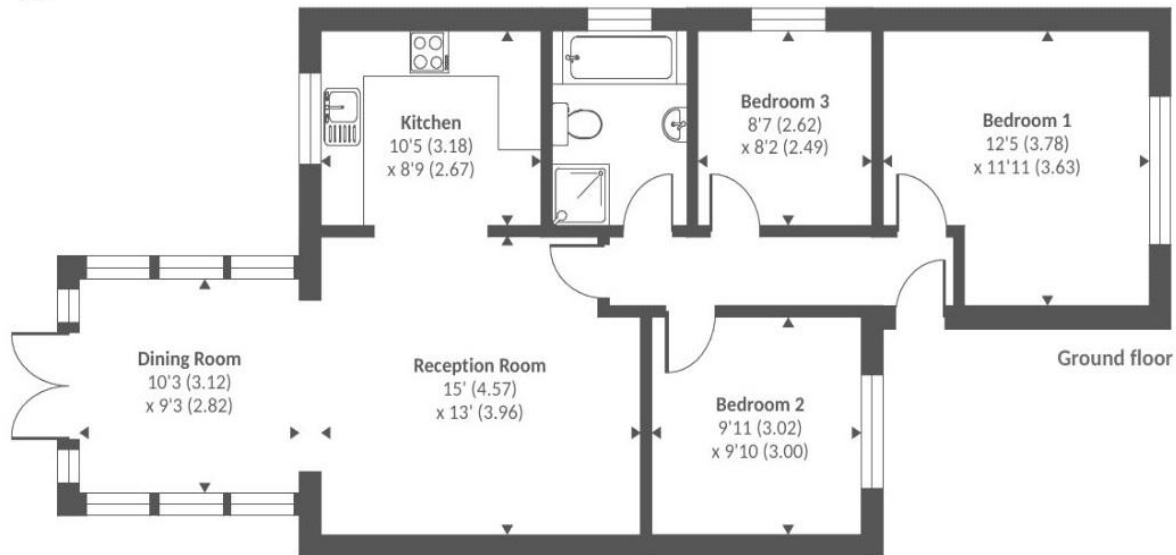
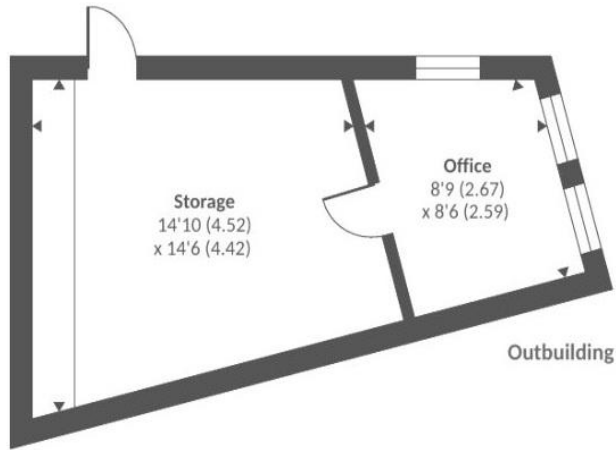




Approximate Area - 825 sq ft / 76.6 sq m

Outbuilding - 291 sq ft / 27 sq m

Total - 1116 sq ft / 103.6 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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