



ESTATE AGENTS



# Clews Lane, Bisley, Woking, Surrey, GU24 9DZ

The property provides versatile living space exceeding 2800 sq.ft and includes a self-contained annex with a spacious living/bedroom area, a separate kitchen, and a bathroom.

The main dwelling features four double bedrooms, three situated on the ground floor, one with an ensuite shower room and another on the first floor, enjoying the convenience of an ensuite bathroom. The remaining bedrooms share access to a well-appointed family bathroom, boasting a four-piece suite with two sinks, a toilet, and a bath.

Additional living spaces consist of a spacious front-to-back living room and a separate dining room, both adorned with captivating exposed brick fireplaces. The well-equipped kitchen, seamlessly connected to the dining area, showcases a range of base and eye-level units, an integrated double oven, and an electric hob. Completing the interior arrangement is a utility room.

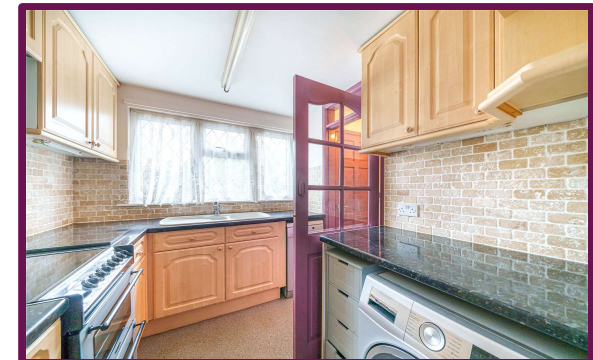
Outside, a substantial rear garden spanning over 90ft offers privacy and seclusion, predominantly laid to lawn with a separate patio area. There is a large garage which is currently being used as a workshop, and a separate outbuilding currently being used as a summer house, but would make a fantastic gym, working from home space or hobby room.

At the front, a carriage driveway accommodates parking for a multiple vehicles.

Further benefits include potential to extend STPP and the front overlooking fields.

Council Tax Band G - £3,808.62pa

- Large detached residence
- Five bedrooms
- Parking for multiple vehicles
- Carriage driveway
- Large garage
- Overlooking fields
- Detached outbuilding
- Flexible accommodation throughout



# Floorplan



## Hylands Clews Lane, Bisley, Woking, GU24

Approximate Area = 2337 sq ft / 217.1 sq m

Garage = 336 sq ft / 31.2 sq m

Outbuilding = 210 sq ft / 19.5 sq m

Total = 2883 sq ft / 267.8 sq m

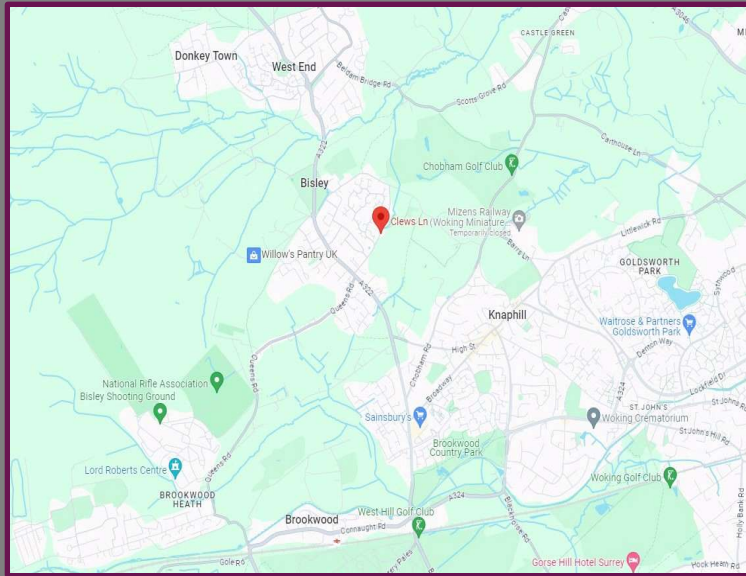
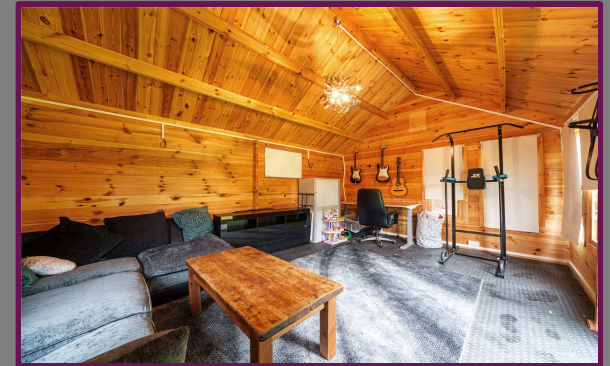
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bourne Estate Agents. REF: 1081668

# Location

Bisley is a sought after village comprising good local schools, village shops and pubs whilst only being a couple of miles from the M3 motorway offering great links to the M25 orbital and Heathrow Airport. Nearby villages include Knaphill, West End whilst Woking Town Centre and mainline station is only a 10 minute drive away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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