



Pear Tree Cottage, Downside Common Road, Downside, Cobham, KT11 3NF

£750,000

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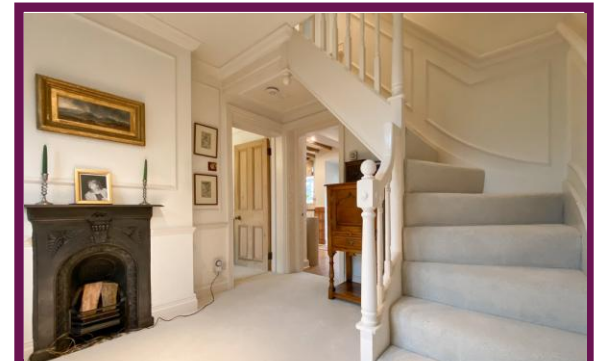
An attractive three double bedroom Victorian cottage with far reaching views of Downside and the Chasemore Farm to the rear.

The property can be found in excellent condition throughout and offers spacious accommodation comprising, two reception rooms; 21ft kitchen breakfast room facing the rear garden, downstairs W/C and separate utility room.

Upstairs, the home features three double bedrooms all complete with built in storage and a four-piece bathroom suite.

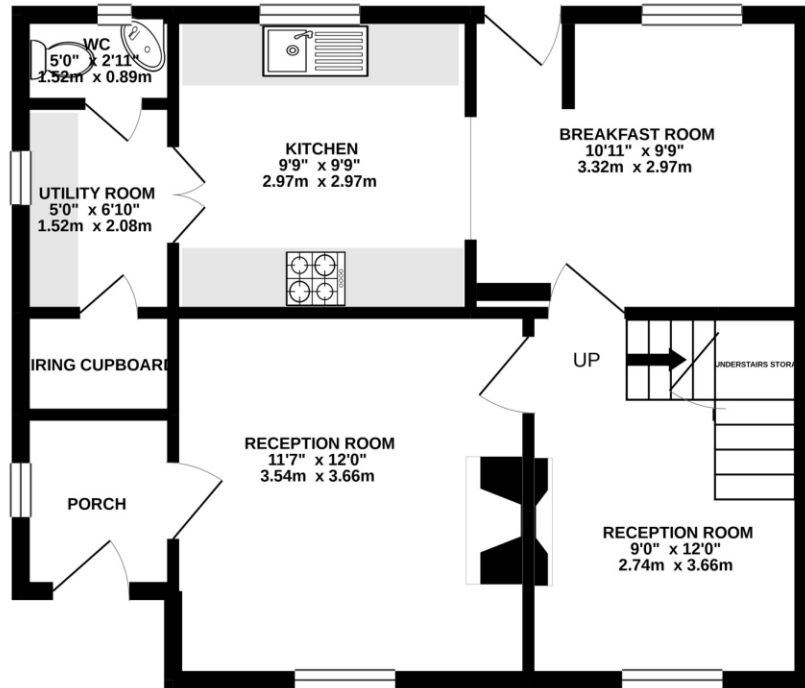
Externally the property features private driveway for multiple cars, side entrance to rear garden, large patio and private enclosed garden.

- Victorian Cottage
- Three Double Bedrooms
- 21ft Kitchen/Breakfast Room
- Two Reception Rooms
- Downstairs WC and Utility Room
- Bathroom with Separate Shower
- Character Features
- Driveway Parking
- Wonderful Views
- No Onward Chain

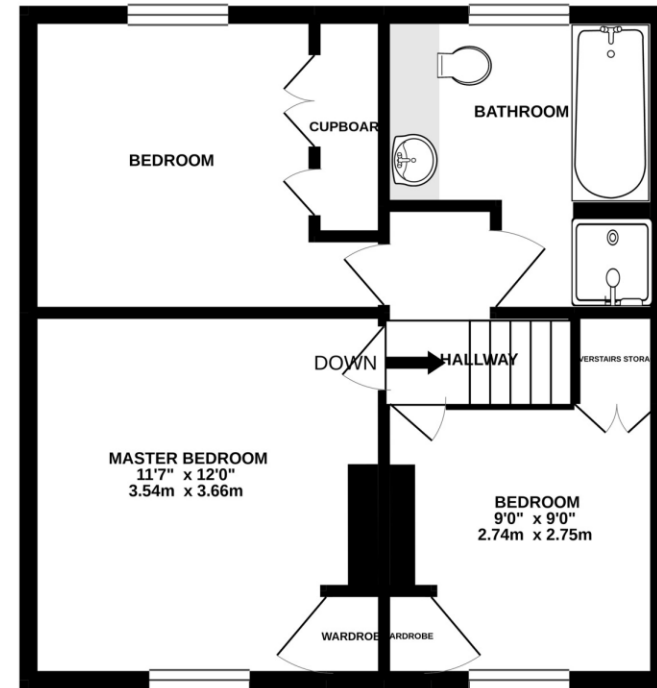


Floor Plan

GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.

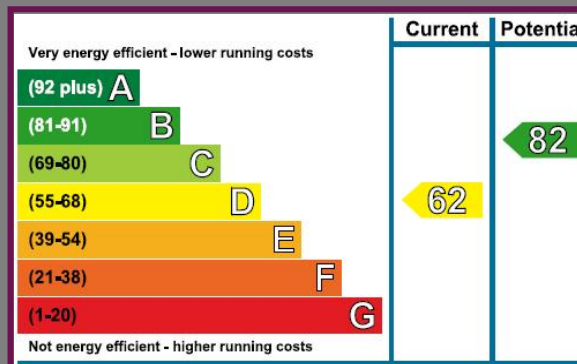


TOTAL FLOOR AREA : 967 sq.ft. (89.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

Downside is a popular village on the outskirts of Cobham with a junior school and nursery, pub/restaurant and a village green with spacious play area. A bus service provides a route to the centre of Cobham which has a great mix of independent shops, cafes and eateries. Effingham junction station is around a five-minute drive away with its fast train to London Waterloo, there are also excellent walks and cycle routes on your doorstep.



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.



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