12 Butler Road
Bagshot, Surrey GU19 5QF

A unique 4 bedroom ‘Charles Church’ Dorking design family home

The property

12 Butler Road was built approximately 35 years ago by Charles Church to the Dorking design, the property offers spacious family accommodation located at the end of a quiet cul-de-sac within the popular Connaught Park development.

The property has been upgraded and well maintained by the present owners and benefits from a modern interior with 4 double bedrooms.

Light and contemporary Kitchen/breakfast room with a wide range of modern white units, including integrated appliances and a free standing cooking range.

A separate large utility room with plumbing for washing machine, space for tumble dryer and door to the rear.

Grey slate flooring runs throughout the hallway, kitchen, utility room and study.

The separate dining room leads directly on to the spacious, double aspect living room with solid oak flooring, patio doors to the garden and log burner.

The property benefits from refitted, beautiful presented bathrooms and cloakroom, with modern pressurised water system throughout.

Outside

Tarmac driveway with ample parking leading to a double detached garage.

Side access to a large patio area and enclosed rear garden.

General

Tenure: Freehold

Services: Mains water, electricity, gas and drainage.

Local Authority: Surrey Heath Borough Council

Council tax: Banding G (£2,779.47 2015-2016)

Location

Bagshot is a popular and picturesque town offering a variety of shops, as well as numerous pubs. Conveniently located and with excellent rail and road links, Bagshot offers the perfect balance of country living with easy access to London and the South Coast.

The historic towns of Guildford and Windsor are about 11 miles away, both with thriving High Streets offering a wide range of shops, restaurants and theatres. The area boasts some of the best known golf courses in the world in Wentworth and Sunningdale and polo is available at Ascot Park Guards Polo Club and the Royal Berkshire Polo Club. There are excellent spa facilities at Pennyhill Park, Coworth Park, Wentworth and Foxhills and many local riding schools and stables for those with equestrian interests.

The general area is served by an excellent range of schools, both in the state and private sector.
55 offices across England and Scotland, including 10 offices in Central London

Directions
From our office in Windlesham turn left and at the t-junction turn right onto Thorndown Lane, take the first turning right onto Church Road and 2nd left onto New Road. Continue over the traffic lights and upon reaching the roundabout take the first exit onto Whitmoor Road and then upon entering the Connaught Park development take the first left into Butler Road.

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Floorplans
Main House internal area 1,454 sq ft (135 sq m)
Garage gross internal area 284 sq ft (26 sq m)
For identification purposes only.

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