

East Garboldisham Cottage
Church Road, Windlesham, Surrey



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A charming period cottage featuring attractive red brick elevations and traditional character, set within beautifully screened gardens in a highly sought-after Surrey village

The property

East Garboldisham Cottage is an attractive home, distinguished by elegant sash and bay windows and handsome chimney stacks. The property offers almost 1,200 sq ft of characterful accommodation, combining traditional features such as focal fireplaces and decorative coving with a versatile layout. While some areas would now benefit from general updating, the house provides a well-balanced footprint with clear potential for further enhancement.

The ground floor comprises well-proportioned living space, including a spacious sitting room with a large bay window and an ornate fireplace surround. A separate dining room, also featuring a bay window, offers an ideal setting for formal entertaining and leads directly into a bright conservatory. This additional reception area benefits from attractive tiled flooring and enjoys views over the private garden, with French doors opening onto the patio to create a seamless connection between indoor and outdoor living. The kitchen is fitted with a range of wall and base units, integrated appliances and traditional tiling.

On the first floor, there are three well-proportioned bedrooms. The principal bedroom is a generous double with a wash basin, while the two further bedrooms benefit from fitted wardrobes. A family bathroom serves the accommodation.

The property is approached via a gated gravel driveway providing ample off-road parking and leading to a detached garage. The rear gardens are a particular highlight, being well screened by mature hedging and specimen trees, ensuring a high degree of privacy. A stone-paved terrace adjoins the house, ideally suited to al fresco dining and entertaining. The grounds also include a swimming pool with a paved surround.



Location

East Garboldisham Cottage is situated on Church Road in the highly sought-after village of Windlesham, a picturesque Surrey Heath location surrounded by miles of National Trust land and woodland. The village offers a good range of everyday amenities, while nearby Sunningdale, Ascot and Bagshot provide a wider selection of shops, restaurants, golf clubs and leisure facilities. The area is exceptionally well regarded for schooling, with access to leading independent and grammar options including Wellington College, St George's School, Ascot, Eton College, Royal Grammar School, Guildford and Guildford High School.

Transport connections are excellent, with easy access to the M3 and M25 providing links to London, Heathrow Airport and the wider motorway network. Rail services are available from nearby Sunningdale, Bagshot and Ascot stations, offering regular services into London Waterloo.

Postcode region: GU20

General

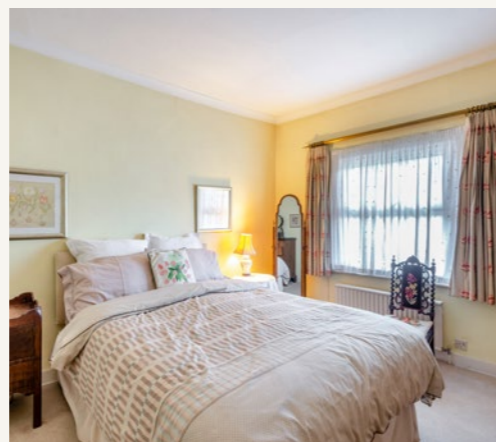
Local Authority: Surrey Heath Borough Council - Tel 01276 707100

Services: Mains gas, water, electricity and drainage

Council Tax: Band F

EPC Rating: D

Disclaimer: Please note this property has a flying freehold
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>



1,183 sq ft (110 sq m)
3 reception rooms | 3 bedrooms
1 bathroom
Garage
Private gardens & a stone-paved terrace | Swimming pool
Freehold | Town

Guide price £795,000

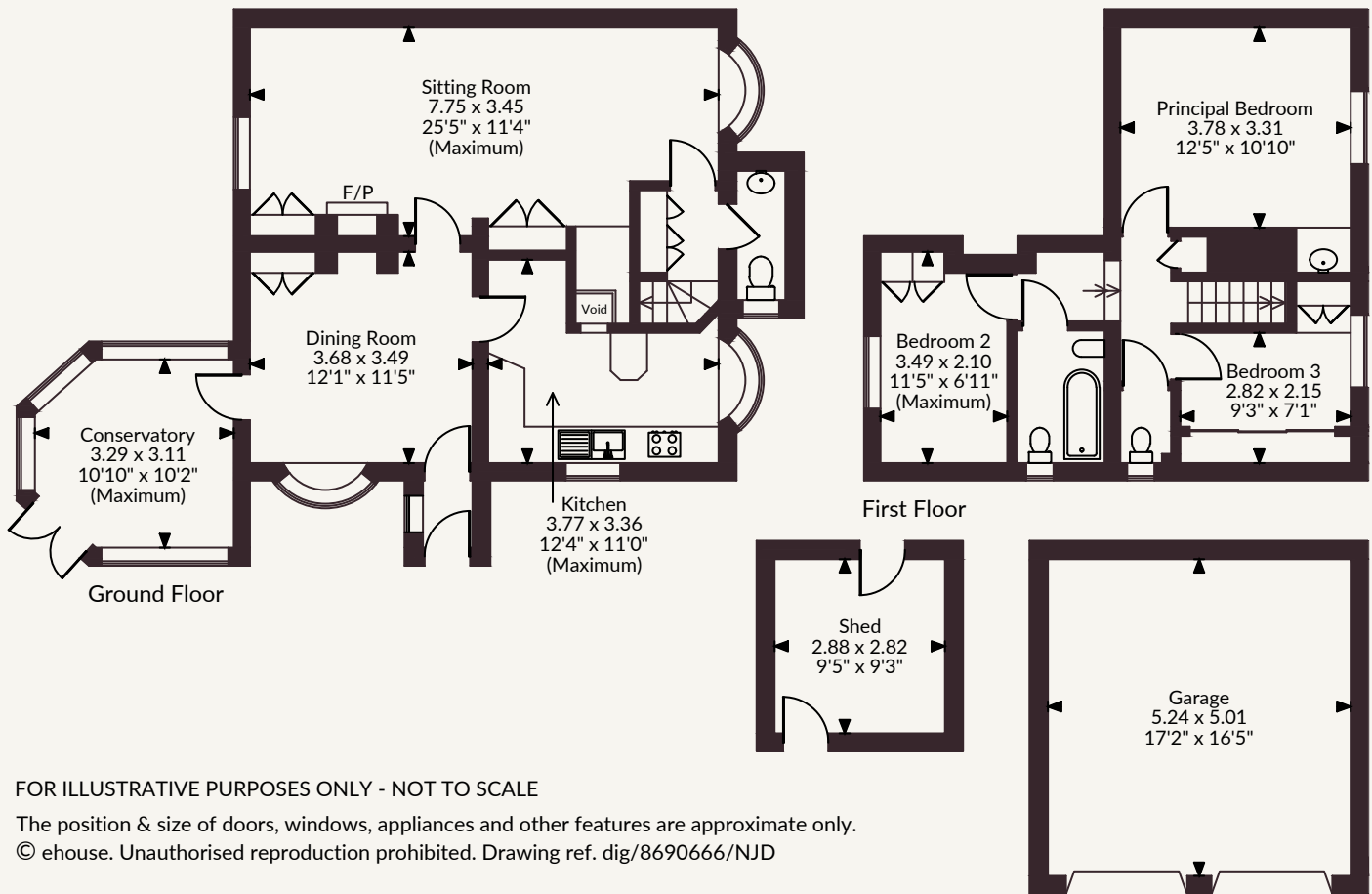
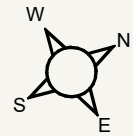
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Main House internal area 1,183 sq ft (110 sq m)

Garage internal area 283 sq ft (26 sq m)

Shed internal area 87 sq ft (8 sq m)

Total internal area 1,553 sq ft (144 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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