



BRAESIDE, KENNEL LANE, GU20

KIER CHARLES

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BRAESIDE, KENNEL LANE, GU20

Located within highly sought-after Windlesham Village, this three-bedroom detached bungalow is centrally positioned in a secluded 0.28-acre plot and is a must-view.

You enter the property via a spacious hallway, which benefits from various storage cupboards, double doors lead into a large dual-aspect living room that overlooks the rear garden, and French doors lead out on the rear patio. The dining room leads into a large, dual-aspect kitchen breakfast room, with a modern kitchen, fitted to a high specification by the current owner, with a range of integrated appliances and granite work surfaces.

The property boasts three double bedrooms, bedroom one benefits from fitted wardrobes and an ensuite bathroom, the accommodation is completed with a family bathroom.

To the rear a large private lawned garden with a patio area.

Step outside, and the property really comes into its own. The property is centrally positioned within the 0.28 acres plot, allowing for a large driveway, providing parking for several vehicles, and a detached double garage.

To the rear, the secluded garden measures approximately 66ft in depth, enclosed by mature trees and hedgerows.

The property is situated in picturesque Windlesham village, falling within a 0.4-mile walk to Windlesham Field of Remembrance, and a coffee shop. The village offers a number of convenience shops and numerous gastro pubs. Larger supermarkets and extensive shopping options are available in nearby Camberley, Woking, Guildford and Windsor. Conveniently located, the village is the perfect balance of country living with easy access to London and the South Coast. The area boasts numerous golf courses, including Wentworth, Sunningdale, The Berkshire and West Hill, all within 10 minutes' drive. Horse racing may be enjoyed at Ascot and Windsor, and polo at Guards Polo Club. For the equestrian, the area is served by a number of bridleways. The area is within easy reach of an excellent range of schools, both in the state and private sectors.

- **VILLAGE LOCATION**
- **PRIVATE GARDENS**
- **DOUBLE GARAGE**
- **0.28 ACRE PLOT**
- **LARGE DRIVEWAY**
- **THREE BEDROOMS**
- **TWO BATHROOMS**
- **SOLAR PANELS**

PROPERTY INFORMATION

Postcode	GU20 6AA
Tenure	Freehold
Price	£850,000
Viewing	By appointment with Kier Charles





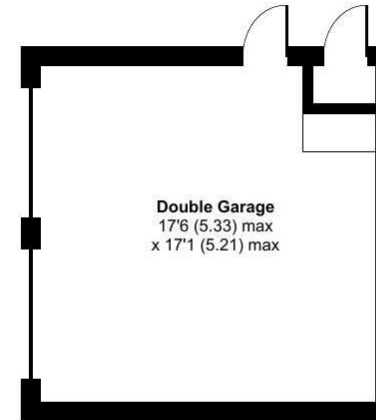
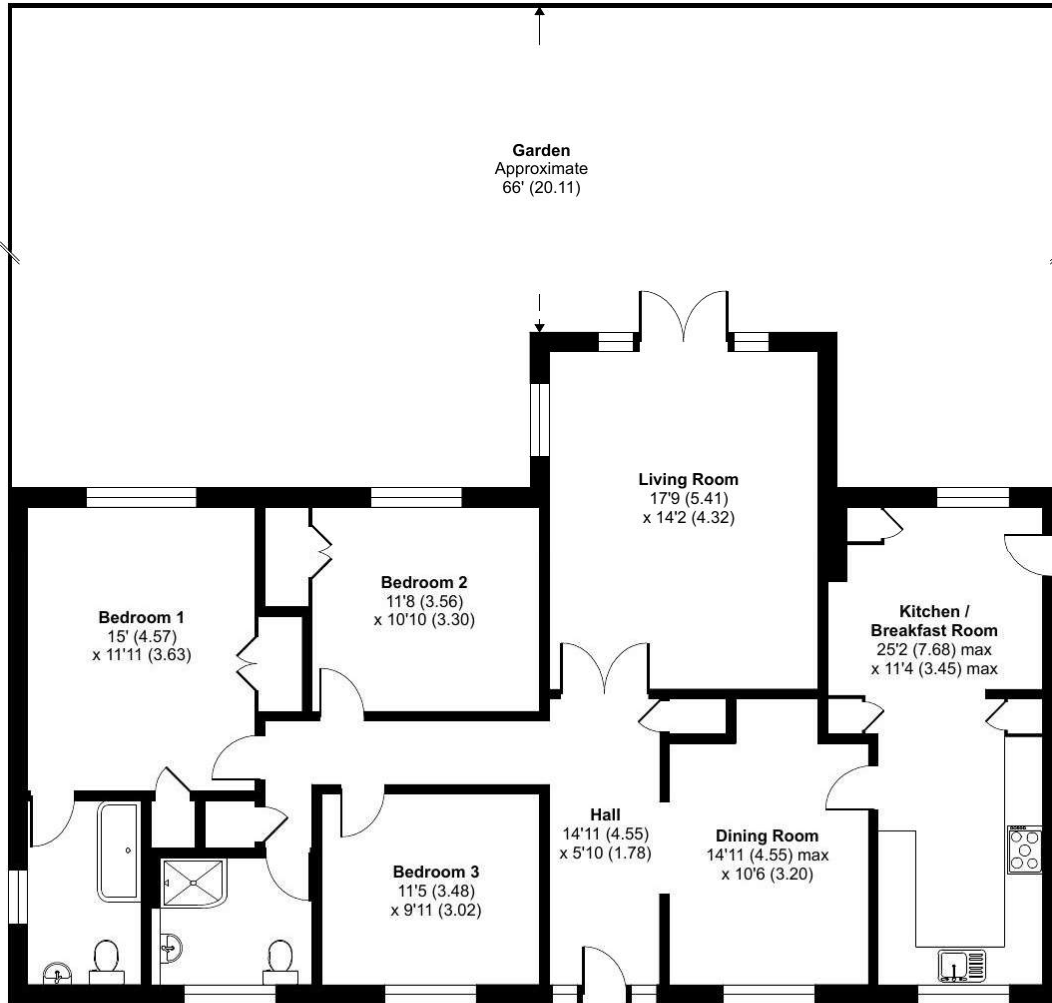
Kennell Lane, GU20

Approximate Area = 1462 sq ft / 135.8 sq m

Garage = 312 sq ft / 29 sq m

Total = 1774 sq ft / 164.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2023. REF: 988266

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