A deceptively spacious attached period country cottage walking distance of the shopping centre and restaurants. Well presented character accommodation with refitted kitchen/breakfast room and a blend of period features and modern interpretation creating a distinctive, aspirational home. Delightful south-west backing professionally landscaped garden with two large terraces and views over adjoining meadow. Rear drive access to garage, parking for 2/3 cars and brick home office/studio.

* Natural timber latch doors
* Some exposed timber beams
* Gas central heating
* Scope and potential for further changes
* Located in the Plough Corner Conservation Area
* Opposite The Plough and close to The Medicine Garden
* No onward chain
* Front ‘courtyard’ access and additional side gate

**DINING ROOM:**

**LIVING ROOM:**
Log burner style gas fire. Casement doors to terrace, double aspect.

**FAMILY ROOM/BEDROOM 4:**
Double aspect, multi-purpose room.

**EN-SUITE SHOWER ROOM:**
Shower with glass door, vanity basin and low level WC.

**REFITTED KITCHEN/BREAKFAST ROOM:**
Quartz worktops and white and mushroom colour gloss finish cupboards and deep drawers. Integrated AEG split-level oven and grill and combi-microwave; fridge and freezer, dishwasher and washer/dryer. Carousel unit. Cupboard housing gas combination boiler. Space for table and chairs with garden and field view. Beamed ceiling.

**FIRST FLOOR:**
3 DOUBLE BEDROOMS: With part vaulted ceilings (two loft areas). Master bedroom with walk-in wardrobe.

**EN-SUITE BATHROOM:**
Panelled bath with shower over, vanity basin and low level WC.

**REAR GARDEN:** 120' x 45' (36.58m x 13.72m)
Professionally landscaped with two extensive paved terraces by cottage and detached brick home office/studio. Shed. Garden mostly lawn with established shrubs and side country views. Established shrubs and trees.

**BRICK HOME OFFICE/STUDIO:** 15’10” x 9’ (4.83m x 2.74m)

**GARAGE/WORKSHOP:** 18’ x 10’ (5.49m x 3.05m)
Parking for 2/3 cars from rear drive.
Energy Performance Certificate

3 Plough Cottages
Downderry Road
Downside
CO8 4AM
KT11 3LS

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

<table>
<thead>
<tr>
<th></th>
<th>Current</th>
<th>Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Energy use</td>
<td>297 kWh/m² per year</td>
<td>289 kWh/m² per year</td>
</tr>
<tr>
<td>Carbon dioxide emissions</td>
<td>4.8 tonnes per year</td>
<td>4.6 tonnes per year</td>
</tr>
<tr>
<td>Lighting</td>
<td>£100 per year</td>
<td>£50 per year</td>
</tr>
<tr>
<td>Heating</td>
<td>£676 per year</td>
<td>£686 per year</td>
</tr>
<tr>
<td>Hot water</td>
<td>£133 per year</td>
<td>£133 per year</td>
</tr>
</tbody>
</table>

Based on standardized assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel code only takes into account the cost of fuel and not any associated service, maintenance or safety checks. The fuel code does not include electricity costs and should thus be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome
3 Plough Cottages, Plough Lane, Downside, Cobham, Surrey KT11 3LT

Ground Floor
- Kitchen: 13'10" (4.2) x 9'5" (2.9)
- Dining Room: 12'6" (3.8) x 12' (3.7)
- Living Room: 17'7" (5.4) x 11' (3.4)
- Family Room: 12'5" (3.8) x 8'10" (2.7)
- Shower Room

First Floor
- Bedroom 1: 9'2" (2.8) x 7'4" (2.2)
- Bedroom 2: 11'1" (3.4) x 11' (3.4)
- Bedroom 3: 12'7" (3.8) x 9'1" (2.8)
- Wardrobe

Total Area
- 1,639 sq ft (49.0 m²) (Approx)

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