



Homes of Distinction



CHOBHAM

Windsor Road, Chobham, Woking, Surrey, GU24 8NA

A magnificent Victorian 6 bedroom Wing set within outstanding gardens of approximately one acre.

Nestled down a private driveway, conveniently located within a stone's throw of the picture perfect and highly sought after village of Chobham, is this charming and spacious six bedroom Victorian wing.

'Chobham House West' is a truly unique and spacious home with accommodation arranged over two floors. The reception hall welcomes you with its grand high ceilings, built in feature storage and original fireplace. The drawing room is grand and impressive with wide expansive views over the rear south facing immaculate gardens. The Smallbone bespoke fitted kitchen/breakfast room is beautifully and thoughtfully designed and is positioned to the rear of the property offering views over the gardens. There is a separate dining room, family room, a study, utility room, boot room and downstairs bathroom. Upstairs the principal bedroom is vast with high ceilings and splendid views over the gardens. It also benefits from an en-suite shower room and fitted wardrobes. There are five further bedrooms with one bathroom and a further en-suite.

Outside the gravel driveway provides parking for numerous cars and access to the double garage with automated doors. The gardens are manicured and mature with a huge expansive lawn and hedging leading to a purpose built vegetable growing area. There are stables and brick built outbuildings and a south/westerly positioned paved terrace, perfect for al-fresco dining.



To arrange a viewing or a valuation on your home please contact the directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

01483 770800







LOCATION

Chobham is one of the most popular villages in Surrey. At the centre of The High Street is St Lawrence Church with its very fine Medieval tower. There is a good selection of local shops, some excellent restaurants and The Sun pub is a favourite with the locals. More extensive shopping centres can be found in Guildford and in Woking offering fast mainline rail service to London Waterloo. Chobham Village also has an excellent rugby club with a large and flourishing junior section and tennis club. There are a number of leisure centres and health clubs in the general area and Chobham Golf Club is just a few miles away. Anyone with an equestrian interest will be pleased to know that there are a number of stables from which you can ride out onto Chobham Common and you could even try your hand at polo.





ACCOMMODATION & SPECIFICATION

- ❖ Six Bedrooms
- ❖ Four Reception Rooms
- ❖ Kitchen/Breakfast Room
- ❖ Two En-Suite Shower Rooms
- ❖ Two Bathrooms
- ❖ Utility Room
- ❖ Boot Room
- ❖ Double Garage
- ❖ Approx 1 Acre Plot
- ❖ Village Location



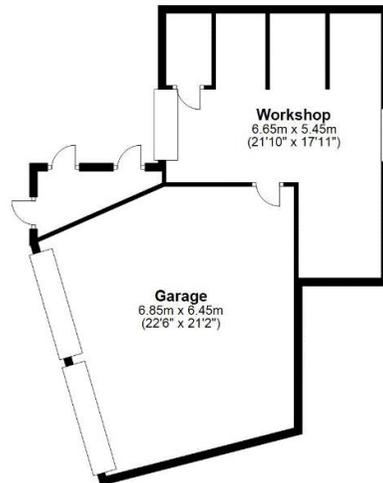
Ground Floor

Approx. 171.1 sq. metres (1842.1 sq. feet)



Garage/Workshop

Approx. 69.3 sq. metres (746.0 sq. feet)



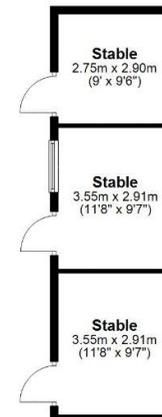
First Floor

Approx. 155.2 sq. metres (1670.0 sq. feet)



Stables

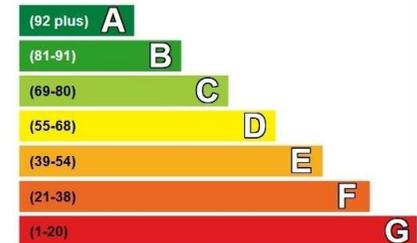
Approx. 29.3 sq. metres (314.9 sq. feet)



Total area: approx. 424.9 sq. metres (4573.0 sq. feet)

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
74	81

Not energy efficient - higher running costs



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www.foundationsofwoking.com

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.