



Homes of Distinction



CHOBHAM

The Avenue, Chobham, Woking, Surrey, GU24 8RU

A contemporary residence with stunning far reaching views over paddocks and open fields.

A unique custom built residence designed by Snell David architects, set on a great size plot with fabulous far reaching views over paddocks and open fields. 'Long Acre' is positioned in a highly sought after semi rural no through road within walking distance of Chobham Village amenities and is offered to the market with NO ONWARD CHAIN.

The property has been redeveloped to an extremely high standard with the use of high quality materials such as insulated external render, bespoke custom made windows and doors, book matched marble tiles and a contemporary floating staircase with glass balustrade. The accommodation which is arranged over two floors comprises a beautifully appointed kitchen with open plan dining room featuring twin bi-fold doors, an impressive drawing room, a calm and relaxing sitting room and a study. There is also a utility room and downstairs cloakroom on the ground floor. The upstairs features four double bedrooms and three bathrooms. The principal suite is a sheer delight with a luxurious en-suite bathroom and spectacular views.

A particular feature of this fine home is the detached garaging and annex complex. Secure parking for two cars, gymnasium with sliding doors overlooking the garden, a kitchenette and shower room conclude the ground floor. On the first floor a hugely impressive open plan space is currently used as a games room.

The impressive grounds of just under an acre offer a superb degree of seclusion and privacy and back directly onto grazing fields and paddocks.

Council Tax Band H - EPC Rating C



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

Situated in the picturesque village of Chobham. Chobham has a small range of shops for daily needs whilst a greater choice can be found in Woking, Camberley, Windsor and Guildford. Leisure choices include golf at Sunningdale, Wentworth and Foxhills, racing at Ascot and Windsor, and polo at Smiths Lawn. Chobham Common, Virginia Water Lake and Windsor Great Park offer further opportunities for cycling, walking and horse riding. Transport links are excellent; the M3 can be accessed at J3, the M25 at J13 and fast trains to London Waterloo are available from Woking.





ACCOMMODATION & SPECIFICATION

- ❖ Contemporary Residence
- ❖ Detached Garaging/Annex Complex
- ❖ High Specification
- ❖ Approaching One Acre Plot
- ❖ Far Reaching Views
- ❖ Three Bathrooms
- ❖ Luxurious Open Plan kitchen/Dining Room
- ❖ No through Road
- ❖ No Onward Chain



The Avenue, Chobham, Woking, GU24



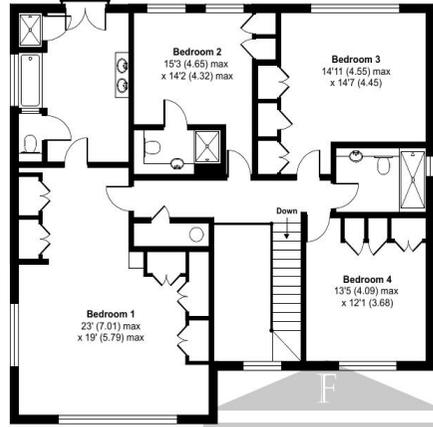
Approximate Area = 2886 sq ft / 268 sq m (excludes void)

Garage = 348 sq ft / 32.3 sq m

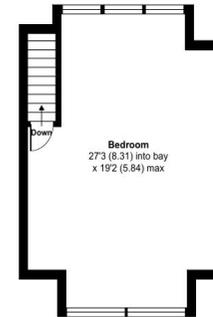
Annexe = 855 sq ft / 79.4 sq m

Total = 4089 sq ft / 380 sq m

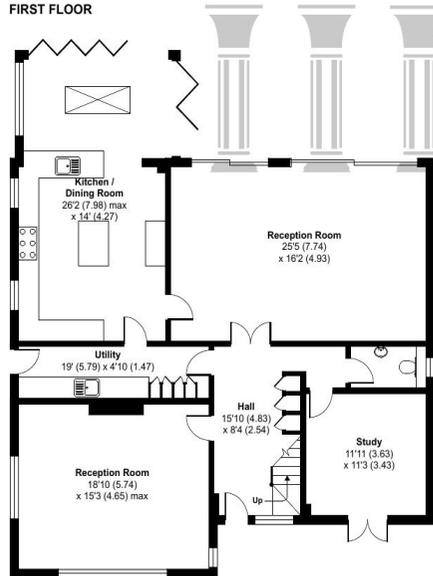
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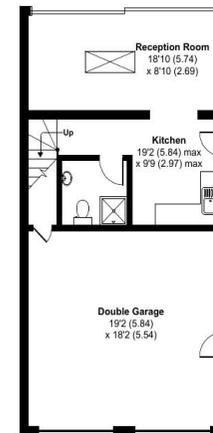
FIRST FLOOR



ANNEXE FIRST FLOOR



GROUND FLOOR



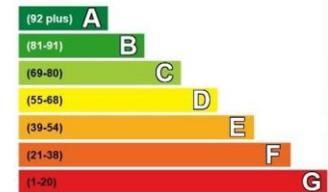
ANNEXE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Foundations Independent Estate Agents. REF: 900412

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs



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www.foundationsofwoking.com

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