



*Homes of Distinction*





# CHOBHAM

Windlesham Road, Chobham, Woking, Surrey, GU24

*Period Residence Set Within 2.7 Acres of private grounds located within the desirable Chobham Village.*

An exceptional and exceedingly rare opportunity to acquire a distinguished detached period residence set within approximately 2.7 acres of exquisite private grounds, in the prestigious and highly desirable village of Chobham. This period home, rich in character, offers discerning buyers the chance to create a bespoke country retreat in one of Surrey's most sought-after locations.

Occupying a magnificent plot and positioned discreetly within mature gardens, the property presents enormous potential for enhancement and enlargement, subject to the necessary planning permissions. Currently arranged to offer three to four versatile reception rooms, three to four bedrooms, and two bathrooms, the accommodation provides an outstanding canvas for transformation into a grand and sophisticated family residence.

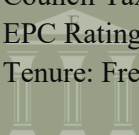
The extensive grounds are a true highlight — offering a sense of seclusion and serenity that is increasingly rare. Extensive lawns, established trees including various fruit trees, and sweeping vistas surround the property, creating a perfect setting for both quiet enjoyment and refined outdoor entertaining. In addition, the estate includes numerous outbuildings, including two detached double garages, with potential for further development or auxiliary accommodation.

Offered to the market with **no onward chain**, this is a unique opportunity to secure an exclusive address and a lifestyle of distinction. Viewings are strictly by appointment and available through the vendor's sole agents.

Council Tax Band H

EPC Rating E

Tenure: Freehold



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









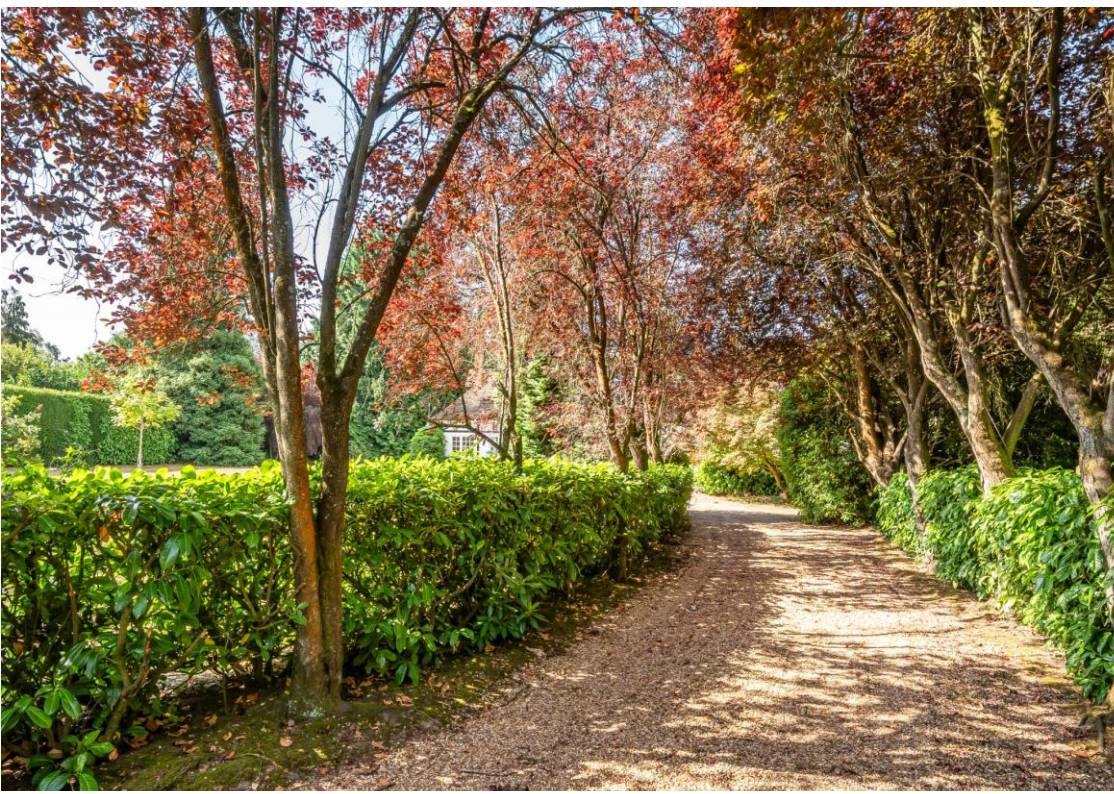
## LOCATION

Nestled in the picturesque landscape of Surrey, Chobham epitomises quintessential village charm with its bustling High Street anchored by the magnificent St Lawrence Church, adorned with a stunning Medieval tower. Boasting a delightful array of local shops, culinary delights served up in excellent restaurants, and the beloved Sun pub frequented by locals. For broader retail therapy and swift connections to London Waterloo, nearby Guildford and Woking provide extensive shopping centres and efficient mainline rail services. Accessible via the M3 at J3 and the M25 at J13, navigating the wider area is seamless. Sports and leisure thrive, with an exceptional rugby club, flourishing tennis scene, and a wealth of leisure centres and health clubs. Golf enthusiasts can tee off at prestigious courses such as Foxhills Country and Golf Club, Queenwood, Worplesdon, West Hill, Woking, Sunningdale and Wentworth; while equestrian lovers can explore Chobham Common from numerous stables, with the option to try their hand at polo, ensuring a diverse range of activities for all to enjoy. Excellent schooling can be found in the area including Gordon's School, Coworth Flexlands, Woodcote House, Hall Grove, Papplewick, St Mary's, Lambrook, Bishopsgate, St John's Beaumont and The Marist School. RGS Guildford, Eton and Wellington Colleges are accessible, as are the international options including TASIS and ACS Egham.











## ACCOMMODATION & SPECIFICATION

- ❖ Distinguished detached period residence in the heart of Chobham village
- ❖ Exceptionally rare opportunity set within approximately 2.7 acres of private, secluded grounds
- ❖ Rich in character with elegant proportions and original architectural features
- ❖ Enormous potential for enlargement or redesign (STPP), offering a bespoke development opportunity
- ❖ Versatile layout with 3–4 reception rooms, 3–4 bedrooms, and two bathrooms
- ❖ Mature gardens with expansive lawns, established trees, and a variety of fruit trees
- ❖ Numerous outbuildings including two detached double garages, ideal for additional accommodation or workspace
- ❖ Discreetly positioned, offering exceptional privacy and a tranquil setting
- ❖ Offered with no onward chain, allowing for a seamless acquisition

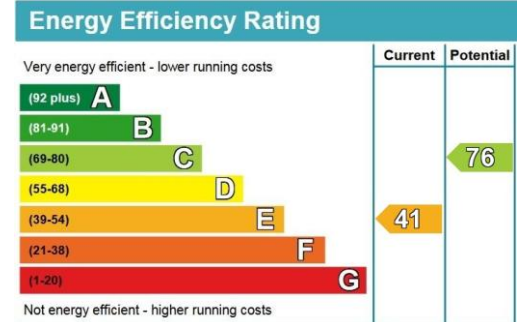
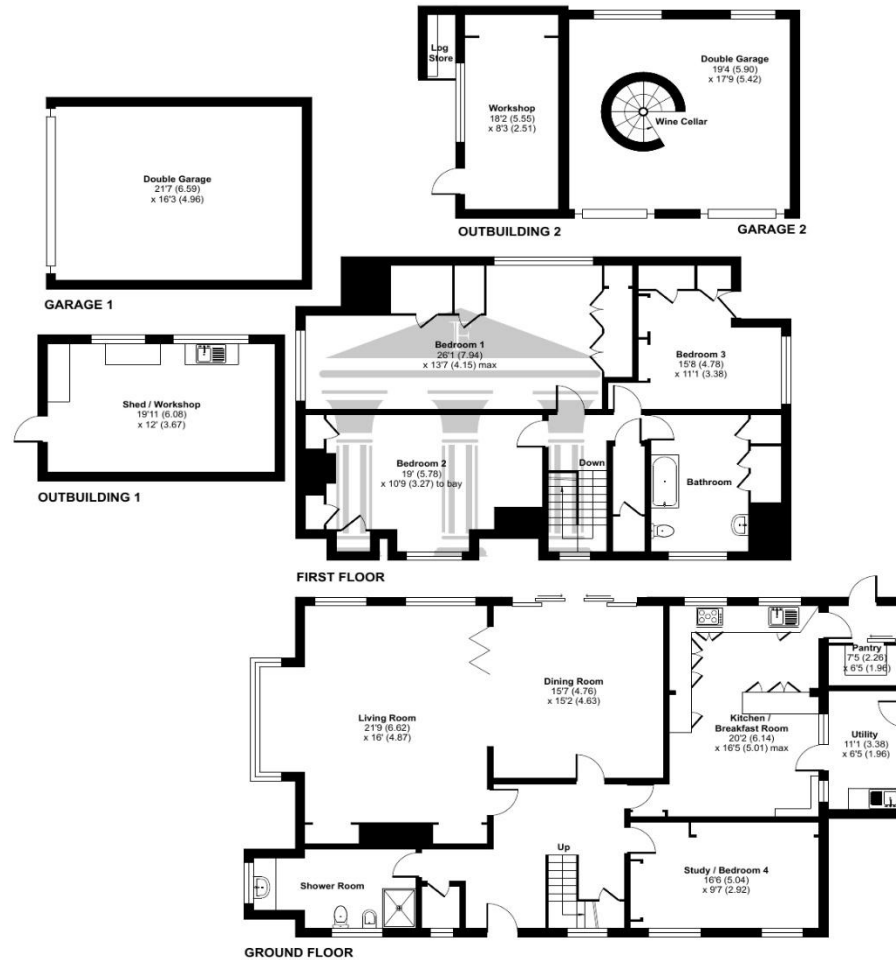


# Windlesham Road, Chobham, Woking, GU2



Approximate Area = 2572 sq ft / 238.9 sq m  
Garages = 722 sq ft / 67 sq m (includes wine cellar)  
Outbuildings = 390 sq ft / 36.2 sq m  
Total = 3684 sq ft / 342.1 sq m

For identification only - Not to scale







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[www.foundationsofwoking.com](http://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.