



## **CHOBHAM**

**Guide Price £1,150,000**

**Nestled on an expansive and well-proportioned plot, this distinguished three-bedroom Victorian residence presents a rare and exceptional opportunity.**

# Oak Villas, Stonehill Road, Ottershaw, Chertsey, KT16

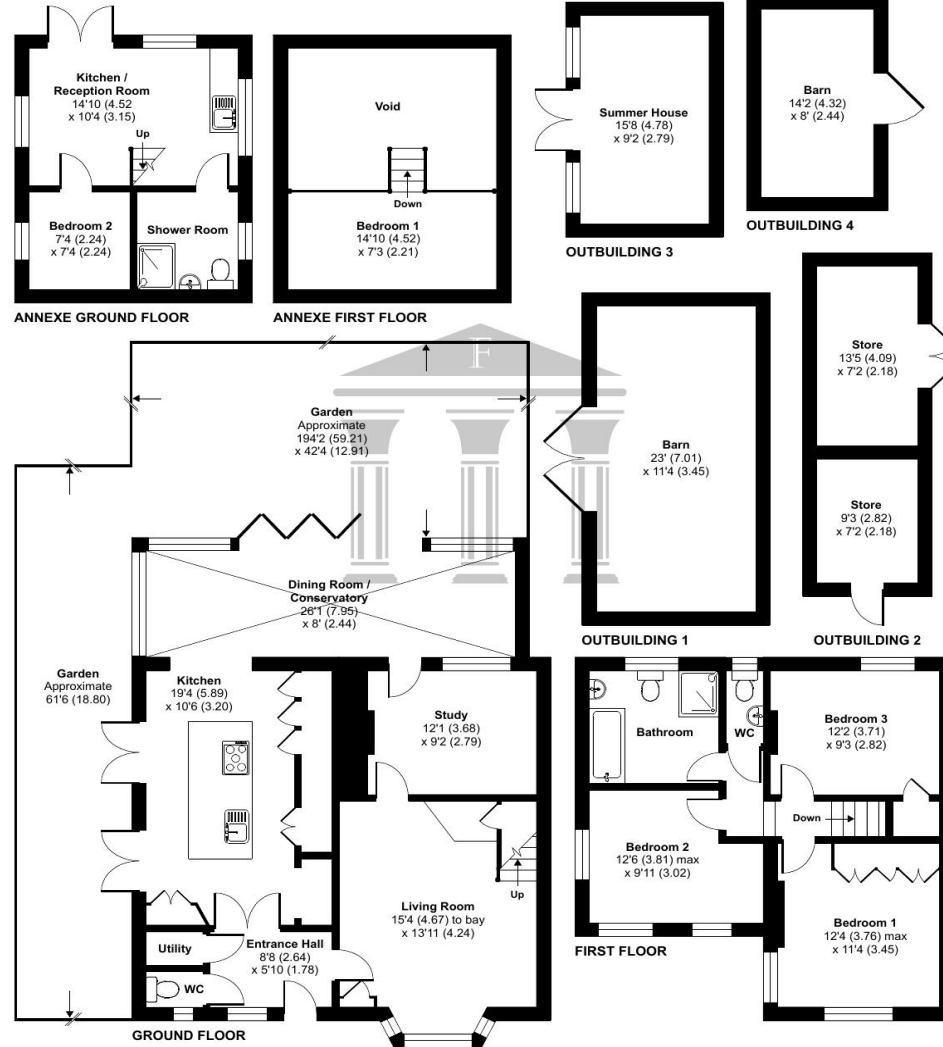
Approximate Area = 1493 sq ft / 138.7 sq m (excludes void)

Annexe = 379 sq ft / 35.2 sq m

Outbuildings = 690 sq ft / 64.1 sq m

Total = 2562 sq ft / 238 sq m

For identification only - Not to scale





## Oak Villas, Stonehill Road, Chobham, Surrey, KT16

- Charming and spacious three-bedroom Victorian residence
- Generous plot with well-maintained gardens & grounds, including a separate yard & storage facility
- Self-contained one-bedroom annexe offering flexible living options
- Three separate reception rooms providing versatile living space
- Stylish kitchen with central island, ideal for family life and entertaining
- Two modern bathrooms and a convenient downstairs cloakroom
- Rear gate providing direct access to open common land
- High-quality, all-weather sports facility suitable for year-round use
- Extensive off-street parking for multiple vehicles
- A rare blend of period character and modern convenience in a sought-after location

Nestled on an expansive and well-proportioned plot, this distinguished three-bedroom Victorian residence presents a rare and exceptional opportunity. The property effortlessly combines period charm with modern enhancements and is further complemented by a variety of substantial outbuildings, including a fully self-contained one-bedroom annexe—ideal for guests or extended family.

The impressive grounds are thoughtfully arranged to include a rear access gate that opens directly onto open common land, offering a sense of space and seclusion rarely found. A standout feature is the meticulously designed all-weather sports facility, built to a high standard and suitable for a variety of recreational uses. Ample off-street parking is available, comfortably accommodating multiple vehicles and adding to the practicality of the home, together with a separate yard and storage facility. Inside, the property offers well-balanced and spacious living accommodation across two floors. The ground floor boasts three distinct reception rooms, offering flexible living and entertaining spaces, alongside a beautifully appointed kitchen featuring a large central island—perfect for modern family living. A downstairs cloakroom completes the layout on this level. Upstairs, the first floor comprises three generously sized bedrooms and two well-finished bathrooms, catering to both comfort and functionality.

Ideally positioned within close reach of Chobham Village and offering convenient access to major transport links including the M25 and A3, this home represents a unique blend of countryside living and commuter convenience. 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.

Council Tax Band E - EPC Rating D - Tenure: Freehold





