



Homes of Distinction



CHOBHAM

Chobham Road, Chobham, Woking, Surrey, GU21

Fabulous Semi Rural Setting Offering Spectacular Views.

Nestled within its expansive 1.75 acre plot, this bespoke modern family residence aptly named offers a serene retreat with stunning views of open fields frequented by grazing horses at the rear, and the picturesque Chobham Golf Course framing the side and front vistas. Welcomed by a gated driveway boasting a grand turning circle and a splendid water feature, this home sets a tone of luxury and exclusivity from the moment of arrival.

Step inside the spacious reception hall, where a grand statement staircase beckons exploration of the vast ground floor. Thoughtfully designed spaces include a study and separate playroom at the front, while the open plan kitchen/breakfast room/family area serves as the heart of the home, featuring a meticulously crafted handmade fitted kitchen and offering seamless transitions to the garden and expansive views beyond. The generously proportioned drawing room, anchored by a central brick-built fireplace, further enhances the sense of grandeur and comfort. Ascending the stairs, a large balconied landing leads to four sizeable double bedrooms strategically placed to optimise space, including a luxurious principal suite with an opulent en-suite bathroom and a spectacular walk-in dressing room.

Outside at the forefront of the residence lies an expansive turning circle driveway, offering abundant space for vehicles. To the rear, the landscaped garden boasts a lush lawn and a spacious patio terrace, providing an idyllic setting for leisure and entertaining against the backdrop of ranch fencing that harmoniously blends with the natural surroundings. 'Meadow View' presents a rare opportunity to embrace a lifestyle of luxury, convenience, and natural beauty in one of Surrey's most coveted locations.

F
Council Tax Band H
EPC Rating B
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

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LOCATION

Perfectly situated amidst the charming villages of Chobham, Horsell, and Knaphill, 'Meadow View' enjoys a prime location just under three miles outside of Woking.

This desirable setting offers residents access to a diverse array of local shops, welcoming pubs, and renowned restaurants, ensuring convenience and a vibrant community atmosphere. Additionally, the property is conveniently close to the expansive Horsell and Chobham Commons, boasting hundreds of acres of picturesque walks and bridle paths. With easy access to major transportation routes such as the M25 and M3, 'Meadow View' provides seamless connectivity for commuters.

Moreover, the area is home to a selection of highly regarded state and private schools, making it an ideal choice for families. For those commuting to London, Woking's mainline train station offers a swift 26-minute journey to London Waterloo, further enhancing the accessibility and appeal of this exceptional location.





ACCOMMODATION & SPECIFICATION

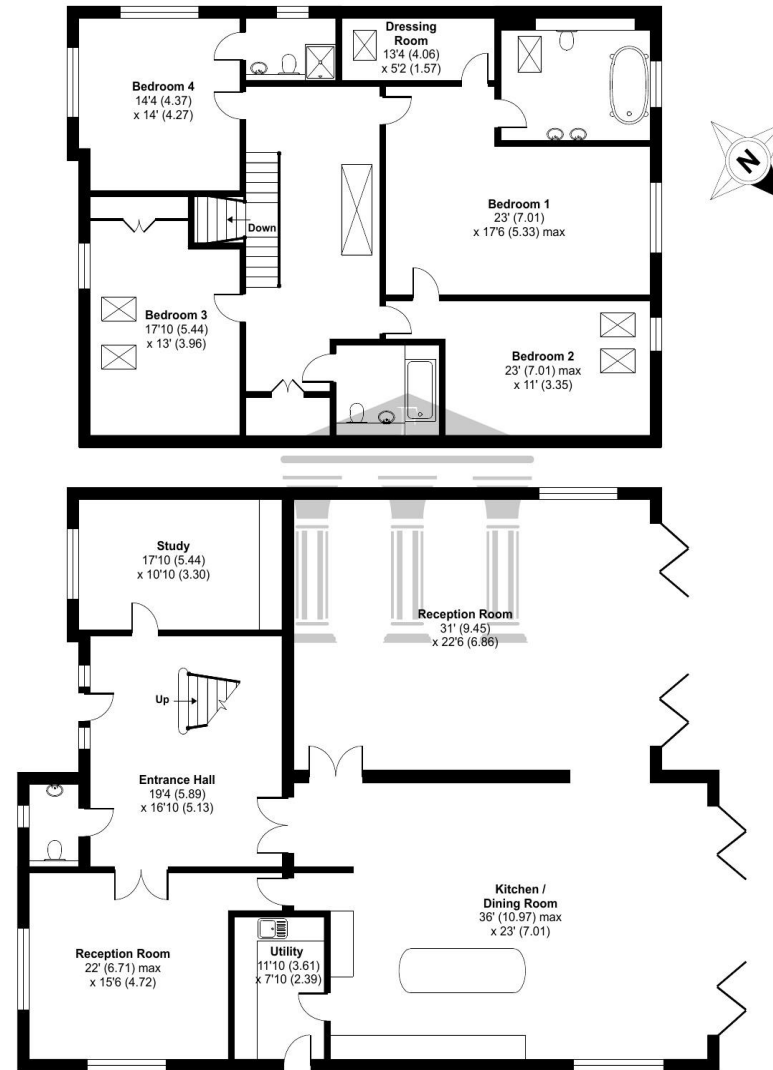
- ❖ Semi Rural Location
- ❖ Approx 1.75 Acre Plot
- ❖ Three Bathrooms
- ❖ Bespoke Newly Built Residence
- ❖ Impressive Open Plan Kitchen/Dining Room
- ❖ Four Large Bedrooms
- ❖ Outstanding Views
- ❖ Principal Bedroom With Dressing Room
- ❖ Automated Gates



Chobham Road, Knaphill, Woking, GU21

Approximate Area = 4208 sq ft / 390.9 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Foundations Independent Estate Agents. REF: 809777

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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www.foundationsofwoking.com

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