



Homes of Distinction



CHOBHAM

Station Road, Chobham, Woking, Surrey, GU24

A Stunning Historic Former Lodge Set Within Two Acres of Fabulous Gardens.

Presenting an extraordinary opportunity to own the former lodge to Coxhill Manor, a prestigious property steeped in history dating back to the late 19th century. This stunning residence has been meticulously extended, restored, and redeveloped to create a harmonious blend of timeless elegance and modern luxury. Situated on a fabulous two-acre plot, the estate boasts manicured formal gardens, two paddocks, and a triple stable block, making it a haven for equestrian enthusiasts and those seeking an exquisite outdoor sanctuary.

Step inside and be captivated by the luxurious bespoke kitchen, seamlessly integrated with an open plan dining/family room, offering the perfect space for entertaining and creating cherished memories. The property features an impressive reception hall, exuding grandeur and setting a majestic tone. The spacious living room provides an inviting space for relaxation and gatherings, while two additional reception rooms offer endless possibilities for customisation, whether as a study, library, or recreation area. With four/five beautifully appointed bedrooms, privacy and comfort are ensured, accompanied by three exquisite bathrooms for indulgent moments of tranquility. A detached annexe provides flexible space that can be tailored to your needs, whether as a guest suite, home office, or recreational area.

This remarkable property presents an unparalleled opportunity to own a distinctive home, complemented by meticulously manicured grounds and exceptional equestrian amenities.



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



Council Tax Band F





LOCATION

Chobham, one of Surrey's most sought-after villages, offers a charming and vibrant setting. At its heart lies St Lawrence Church, featuring a remarkable Medieval tower. The village boasts a delightful array of local shops, superb restaurants, and the beloved local establishment, The Sun pub. For broader retail options, Guildford and Woking provide extensive shopping centres, along with fast mainline rail connections to London Waterloo. Conveniently accessible via Junction 3 of the M3 and Junction 13 of the M25, Chobham ensures easy commuting and travel. Sports enthusiasts will relish the amenities available in Chobham Village, including an exceptional rugby club with a flourishing junior section and a thriving tennis club. A variety of leisure centres and health clubs, as well as prestigious golf courses like Woking, Westhill, Worplesdon, New Zealand, West Byfleet, Hoebidge, Foxhills, and Queenwood, can be found in the surrounding area. Equestrian enthusiasts will delight in the proximity of stables, allowing for scenic rides across Chobham Common and even opportunities to explore the thrilling world of polo. With its picturesque setting, vibrant amenities, and a wealth of recreational options, Chobham offers an exceptional quality of life for residents.





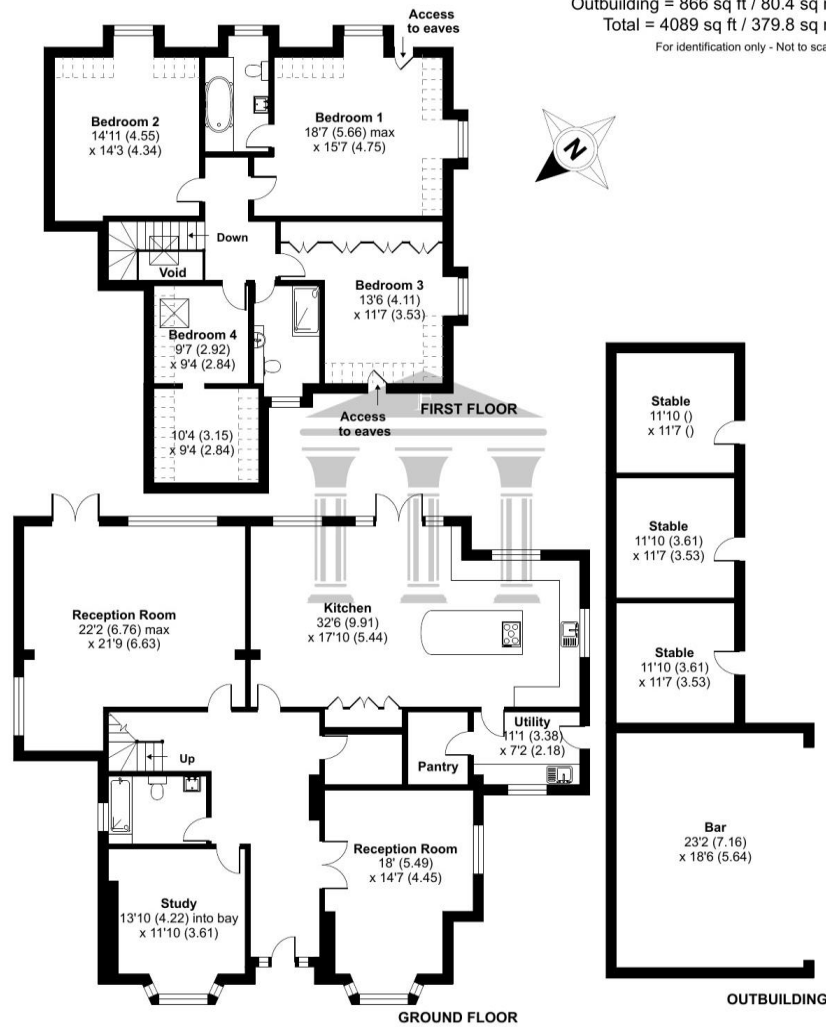
ACCOMMODATION & SPECIFICATION

- ❖ Former Lodge dating back to the late 19th Century
- ❖ Set within 2 acres of fabulous manicured gardens
- ❖ Beautifully extended, restored and redeveloped
- ❖ Impressive Entrance Hall
- ❖ Luxurious bespoke kitchen/dining/family room
- ❖ Three Reception Rooms
- ❖ Four/Five Bedrooms
- ❖ Three Bathrooms
- ❖ Detached Annexe
- ❖ Equestrian Facility



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Approximate Area = 3078 sq ft / 285.9 sq m
 Limited Use Area(s) = 145 sq ft / 13.4 sq m
 Outbuilding = 866 sq ft / 80.4 sq m
 Total = 4089 sq ft / 379.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Foundations Independent Estate Agents. REF: 1006156

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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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