



Homes of Distinction



CHOBHAM

Chobham Park Lane, Chobham, Woking, Surrey, GU24

Welcome to this hidden gem tucked away in a private gated community in the sought-after location of Chobham. This extraordinary property presents a rare opportunity to own approximately 20 acres of prime land, comprising equestrian facilities, a brand-new 6,652sq ft main house with a luxurious leisure complex, barn housing self-contained apartments (2,600sq ft), and a workshop with garaging (2,600sq ft). Additionally, the property benefits from planning permission to sub-divide the plot, opening up the possibility of constructing a lavish 15,000sq ft mansion, or exploring other development schemes subject to the necessary planning approvals.

The main house boasts elegance and sophistication, with its impressive ground floor featuring a grand entrance hall leading to a reception room, dining room, living room, and a modern open-plan kitchen/dining area with an adjacent utility room and cloakroom. Upstairs, five double bedrooms await, with the master bedroom offering a spacious dressing room and a sumptuous en-suite bathroom featuring four pieces. Each of the remaining bedrooms also boasts its own en-suite facilities, providing utmost comfort and convenience for residents and guests alike. The real highlight of the property lies in the rear garden, where a luxurious swimming pool complex beckons. The pool house, complete with double glazed French doors leading to a patio terrace, features a 10 x 5m swimming pool, along with additional rooms currently used as a gym and guest area, complete with shower/toilet facilities and a kitchen. The main house and pool complex enjoy underfloor heating and are efficiently powered by a ground source heat pump. To accommodate your vehicles and guests, a triple garage and a spacious gated driveway with ample parking space complete this impressive residence.

Adjacent to the main house, on a subdividable plot of around 10 acres, stand a pair of barns connected by a range of 14 stables, thoughtfully designed to cater to equestrian enthusiasts' needs. The barns currently serve as storage space on the ground floor, while the first-floor mezzanine levels have been transformed into cosy self-contained apartments, offering additional living quarters or potential rental income. Furthermore, an exciting development opportunity awaits, as planning permission has been granted to replace the existing agricultural buildings with an awe-inspiring 15,000sq ft residence, situated on approximately 3 acres of the estate.

In total, the property spans an impressive 16.5 acres, presenting an intriguing proposition with numerous possibilities for discerning buyers. To truly appreciate the full scope and grandeur of this offering, we invite you to schedule a personal viewing. Don't miss the chance to seize this unique property that seamlessly blends luxury living, equestrian facilities, and potential development opportunities. Contact us today to arrange your appointment and unlock the hidden treasures of this remarkable estate.

Council Tax Band H - EPC Rating B



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

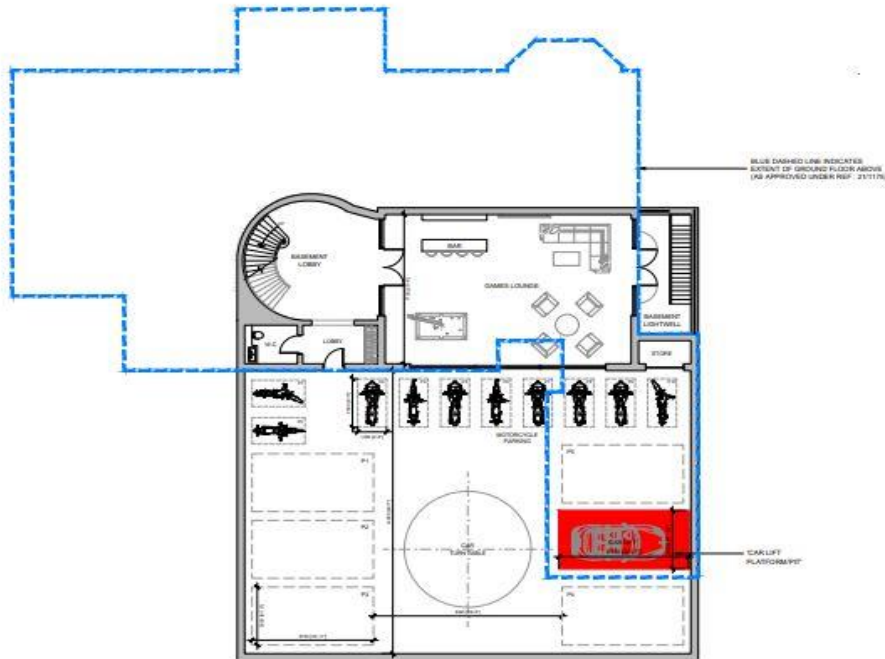
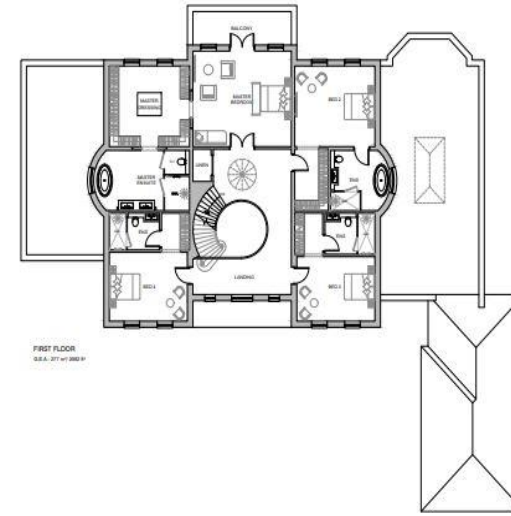
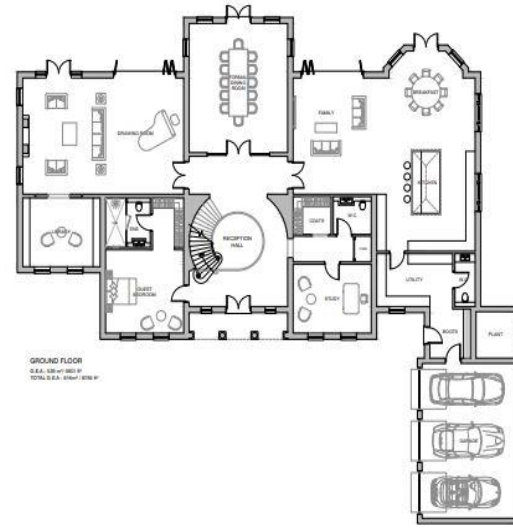
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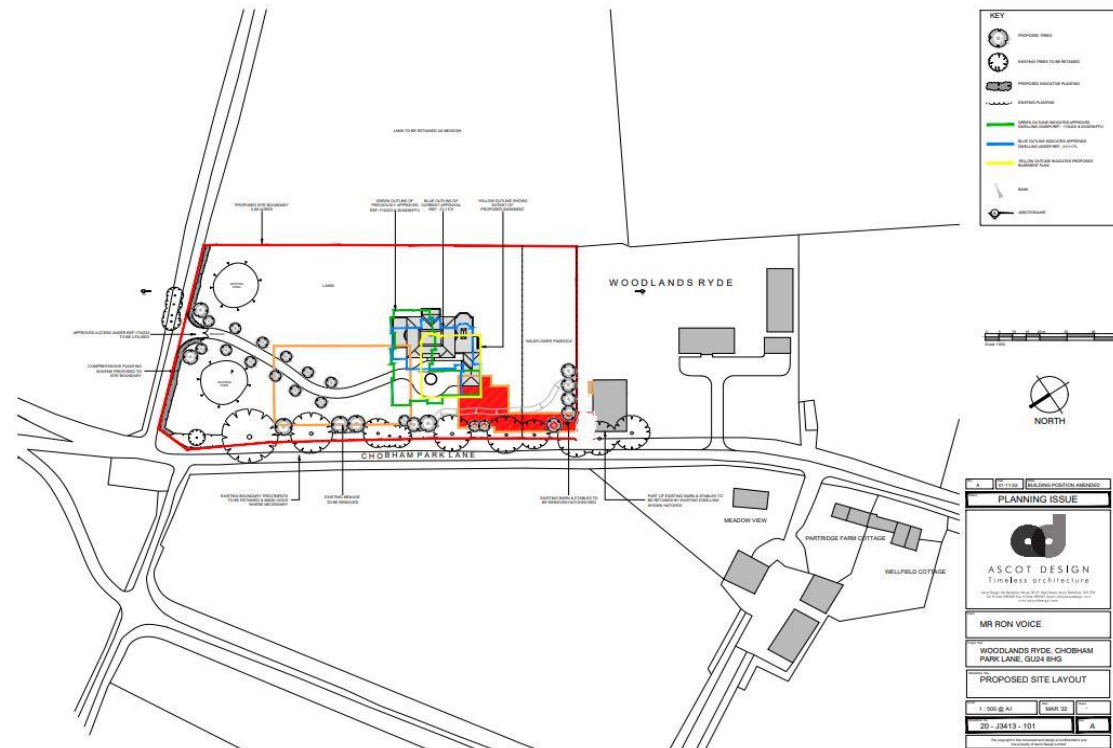
PROPOSED FRONT ELEVATION



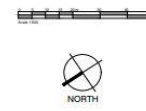
PROPOSED SIDE ELEVATION



PROPOSED BASEMENT FLOOR
G.L.A. 428 sq. m (923 sq. ft.)
G.S.F. 1629 sq. m (3497 sq. ft.)



- KEY
- Proposed Trees
 - Existing Trees (to be retained)
 - Existing Boundary Planting
 - Proposed Fencing
 - Existing Landscaped Areas
 - Proposed Landscaped Areas
 - Blue Dashed Line Indicates Extent of Ground Floor Above
 - Yellow Dashed Line Indicates Proposed Basement Floor
 - Proposed Footprint
 - Existing Footprint



PLANNING ISSUE	
 ASCOT DESIGN Timeless architecture	
MR RON VOICE	
WOODLANDS RYDE, CHOBHAM PARK LANE, GU24 8HG	
PROPOSED SITE LAYOUT	
1:500 @ A1	DATE 22
20/23/13-101	A



LOCATION

Chobham is one of the most popular villages in Surrey. At the centre of The High Street is St Lawrence Church with its very fine Medieval tower. There is a good selection of local shops, some excellent restaurants and The Sun pub is a favourite with the locals. More extensive shopping centres can be found in Guildford and in Woking offering fast mainline rail service to London Waterloo. The M3 can be accessed at J3 and the M25 at J13. Chobham Village also has an excellent rugby club with a large and flourishing junior section and tennis club. There are a number of leisure centres and health clubs in the general area including several golf courses, such as Woking, Westhill and Worplesdon, along with New Zealand, West Byfleet, Hoebridge, Foxhills & Queenwood. Anyone with an equestrian interest will be pleased to know that there are a number of stables from which you can ride out onto Chobham Common and you could even try your hand at polo.





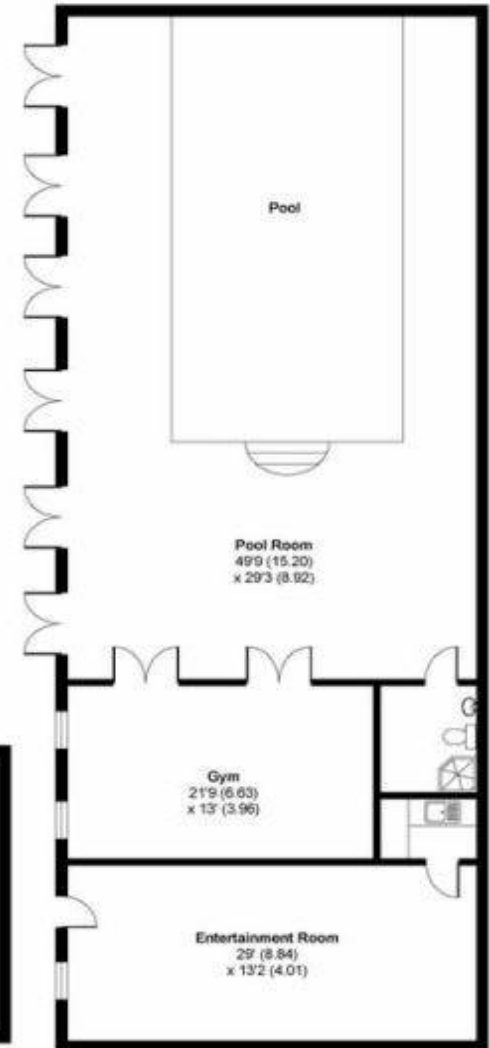
ACCOMMODATION & SPECIFICATION

- ❖ An impressive main house spanning nearly 6,800sq ft
- ❖ Planning permission secured for an exquisite additional dwelling covering 15,000sq ft
- ❖ Equestrian haven with purpose built facilities
- ❖ Spacious main house plot of approximately 1.5 acres
- ❖ Expansive new dwelling plot of approximately 3 acres
- ❖ Vast total land: Sprawling across approximately 16.5 acres
- ❖ Exclusive premier location within a private gated community in Chobham's most sought after area
- ❖ Swimming pool complex
- ❖ Panoramic south east views
- ❖ NO ONWARD CHAIN





Denotes restricted head height



Chobham, Woking, GU24

APPROX. GROSS INTERNAL FLOOR AREA 6620 SQ FT 614.9 SQ METRES (INCLUDES RESTRICTED HEAD HEIGHT, POOL HOUSE & GARAGE & EXCLUDES VOID)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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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.