



Homes of Distinction



CHOBHAM

Castle Grove Road, Chobham, Woking, Surrey, GU24

A captivating four bedroom, 2 bathroom period residence positioned within the heart of Chobham Village.

Introducing a captivating opportunity in the heart of the coveted village of Chobham, this detached four-bedroom, two-bathroom period residence epitomises timeless elegance and modern comfort. Conveniently positioned within walking distance of village amenities, this property is a sanctuary of tranquillity set on a sprawling mature plot extending just under half an acre. Despite its unassuming exterior, this home surprises with its substantial size and abundance of character features, offering a harmonious blend of classic charm and contemporary living.

Step inside to discover a versatile layout boasting an impressive open plan kitchen/dining room, ideal for culinary enthusiasts and gatherings alike. With three reception rooms, including a spacious living room, there is ample space for relaxation and entertainment. Ascend the staircase to find four bedrooms, including a luxurious principal suite complete with an en-suite shower room, ensuring comfort and privacy for all residents.

Outside, the meticulously landscaped garden provides a picturesque retreat, while the detached garage and carport offer practicality and convenience. Don't miss the opportunity to make this fine home your own and indulge in the idyllic lifestyle offered by village living in Chobham.

Council Tax Band G

EPC Rating D

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

- ❖ Detached Four Bedroom Period Residence
- ❖ Impressive Open Plan Kitchen/Dining Room
- ❖ Three Separate Reception Rooms
- ❖ Family Bathroom & En-suite To Principal Bedroom
- ❖ Detached Garage & Carport
- ❖ Set On A Mature Plot Of Just Under 0.5 Of An Acre
- ❖ Highly Sought After Village Location
- ❖ An Abundance Of Distinctive Character Features



Bridge Cottage, Castle Grove Road, Chobahm, GU24

Approximate Area = 2167 sq ft / 201.3 sq m (excludes carport)

Limited Use Area(s) = 28 sq ft / 2.6 sq m

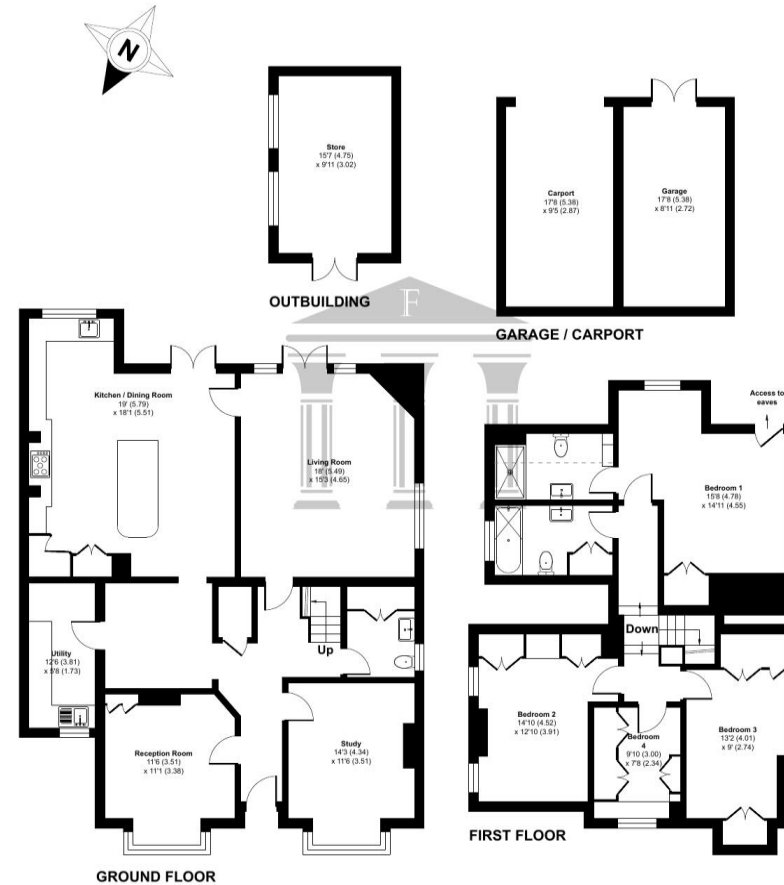
Garage = 159 sq ft / 14.7 sq m

Outbuilding = 157 sq ft / 14.5 sq m

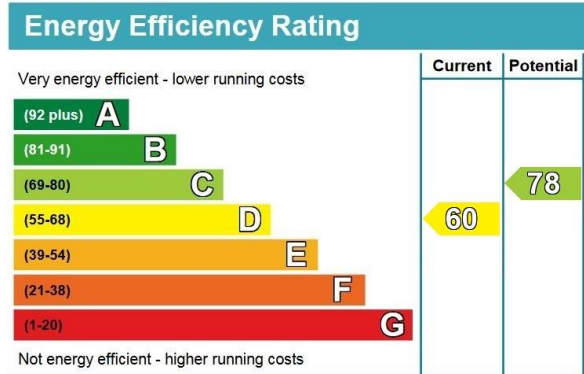
Total = 2511 sq ft / 233.1 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Foundations Independent Estate Agents. REF: 1092008





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www.foundationsofwoking.com

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