



*Homes of Distinction*





## CHOBHAM

Stanyards Lane, Chobham, Woking, Surrey, GU24 7XG

### *A unique 16<sup>th</sup> Century Grade II Listed Residence.*

Introducing an exquisite blend of historical charm and cutting-edge modern architecture, this remarkable property seamlessly merges the past with the present. Nestled in a 400-year-old Grade II listed cottage, this home has undergone a meticulous renovation, completed in 2017, which has been celebrated in numerous architectural publications. The careful restoration honours the property's rich history, while incorporating unique, innovative design elements.

Step through the original entrance to discover the heart of the home, where period features have been carefully preserved. To the left of the entry, a charming reception room showcases the cottage's original inglenook fireplace and exposed timber beams. An updated German kitchen harmonises historical details with modern functionality, featuring top-of-the-line AEG appliances. Adjacent to the kitchen, the cosy dining room, adorned with exposed beams, offers tranquil views of the surrounding gardens. A staircase with a rope balustrade leads to the upper floor, where a spacious bedroom with an ensuite, a family bathroom, and an additional bedroom await. This floor also provides access to another bedroom, with a secondary staircase linking back to the ground level.

A contemporary masterpiece unfolds as the property extends into the beautifully renovated outbuildings. An angular glass structure transitions seamlessly from the original cottage, filling the space with natural light. The double-height entertainment area masterfully retains original features while introducing modern design, connected by a curving steel staircase leading to a bridge that overlooks the reception room. The master suite, complete with an ensuite and small study, offers views of the garden through angled windows. Additional highlights include two downstairs bedrooms, a shared bathroom, and a play area above with a fitted net. A secret door in the playroom connects to the master suite, while a playful looping slide offers a unique descent into the entertainment room, making this home a true architectural marvel.

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

Septic Tank for sewerage (associated costs apply)

Mains water, Mains Electricity, LPG Central Heating

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area.

(Please check with your provider).

Broadband Availability – Superfast broadband (FTTC) is available in the area.

Directions – GU24 8JE



To arrange a viewing or a valuation on your home please contact the directors Les or Kerri Morales

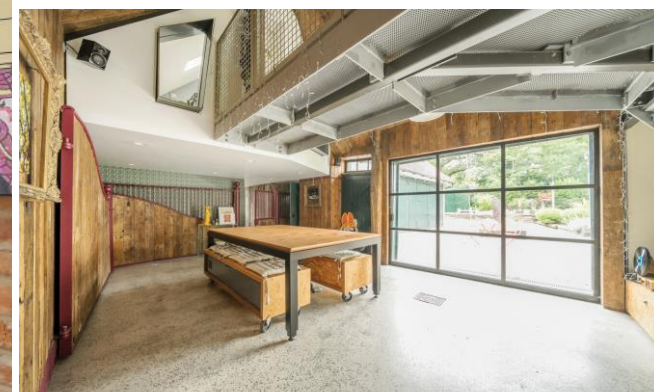
69-71 Commercial Way, Woking, Surrey, GU21 6HN

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

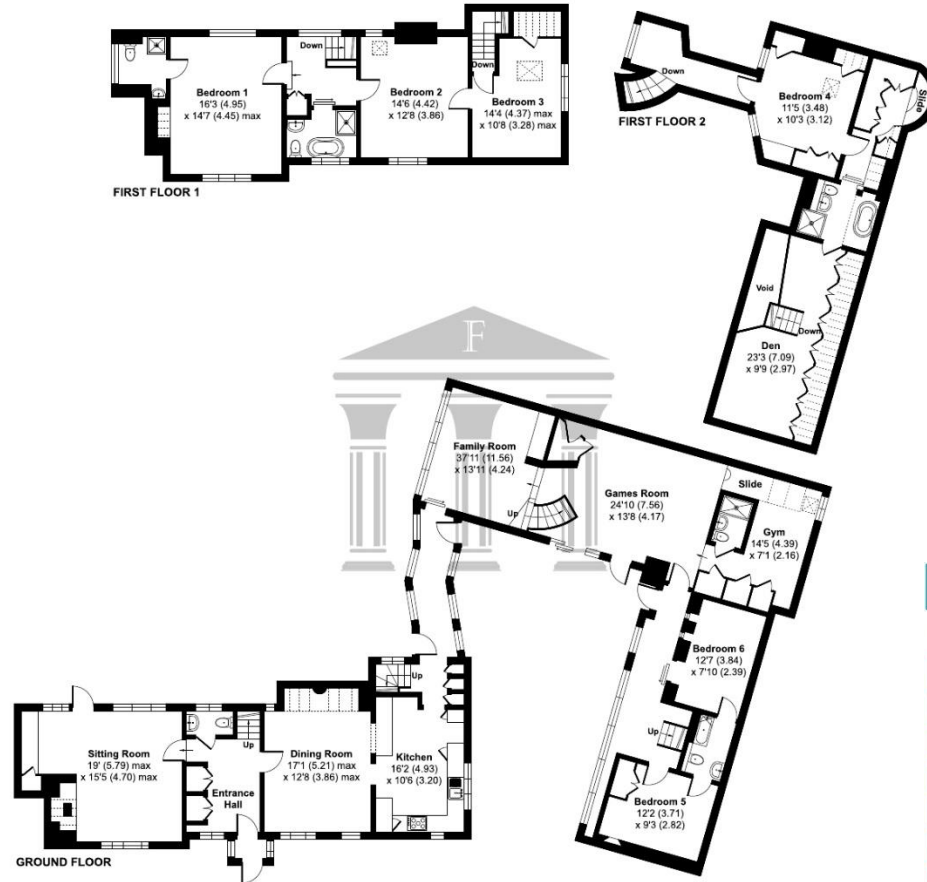
- ❖ 16th Century Grade II Listed Residence
- ❖ Set Within Grounds Of Approximately One Acre
- ❖ An Abundant Blend Of Both Period & Modern Features
- ❖ Three Reception Rooms
- ❖ Six Spacious Bedrooms
- ❖ Two En-Suite Bathrooms
- ❖ Family Bathroom
- ❖ Stable Conversion Provides Versatile Accommodation
- ❖ Fabulous Rural Location



# Chertsey Road, Chobham, Woking, GU24

Approximate Area = 3314 sq ft / 307.8 sq m  
 Limited Use Area(s) = 127 sq ft / 11.7 sq m  
 Total = 3441 sq ft / 319.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



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: 1180887





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[www.foundationsofwoking.com](http://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.