

MERLA

VALLEY END • CHOBHAM • SURREY



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Wonderful home with glorious gardens and paddocks

Entrance hall • Drawing room • Dining room
Family room • Study • Kitchen/breakfast room
Utility room • Cloakroom • Boot room

Master bedroom with dressing room, en suite bathroom
and sizeable roof terrace overlooking garden
Bedroom 2 with dressing room and en suite bathroom
3 further bedrooms • 2 further bath/shower rooms

Stables • Tack room • 2 store rooms • Triple Garage
Large detached outbuilding including games room,
gym, reception room and bathroom
Gardeners toilet • BBQ area
1 bedroom studio with wood burner, kitchenette
and bathroom • Landscaped gardens
In all about 5 acres • EPC: D

Windlesham 2.2 miles • Chobham 2.6 miles • Sunningdale
2.6 miles • Virginia Water 4.5 miles • M3 (J3) 4 miles • Central
London 33 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





Merla, Valley End, Chobham, Surrey

Merla is a unique and extremely well presented home set within approximately 5 acres of landscaped gardens and paddocks. The property has been considerably extended and meticulously refurbished by our client, both inside and out. The accommodation includes a beautifully appointed kitchen, luxury bathrooms and impressive 39ft drawing room with delightful views over the secluded gardens.

Situation

Hidden away down a private country lane, Merla is perfectly situated in a picturesque semi rural community between the popular villages of Sunningdale and Windlesham.



Schools: Educational facilities in the area include Hall Grove, Woodcote, Coworth Flexlands, The Marist, Valley End C of E Infant School, Windlesham Village Infant School, St. George's and St. Mary's Ascot, TISIS and ACS.



Entertainment: Sporting facilities in the area include polo clubs, golf at Wentworth, Sunningdale, Queenswood and Foxhills Country Club, racing at Ascot, and Windsor. Attractions in the vicinity include Thorpe Park, Legoland, Savill Gardens and Windsor Castle.



Restaurants: Stovells, The Green Olive, Eastern & Oriental, The Four Horseshoes, The White Hart, Mei Asian Bar and Restaurant.



Walking & Riding: There are country walks at Virginia Water Lake, Windsor Great Park and on Chobham Common with riding at various local riding schools and stables.



Shopping: Chobham and Windlesham villages are close by with the larger towns of Woking, Guildford and Windsor within a short drive away.



Travel: Communications are excellent due to the close proximity of the M3 and M25 motorways.



Train services are available from Virginia Water, Sunningdale and Woking.



Heathrow and Gatwick Airports

Gardens and grounds

The rear southerly aspect gardens are a particular feature and consist of large well defined areas of lawn, which are interspersed and surrounded by a vast array of fruit trees, mature shrubs, hedging and beds. A number of sizeable sun terraces, one with Italian Pizza oven are situated throughout the garden providing excellent space for summer entertaining and partying. A tree lined walkway and area of garden leads from the stables to the paddocks situated to the rear of the plot. At the front of the property electric gates provide access to a large "in and out" driveway and delightful ornamental garden, which in turn leads to the house where there is parking for a number of cars and access to the studio and triple garage.

Postcode

GU24 8TE

Services

We are advised by our client that electricity, gas and, water are all mains supplied. Private drainage.

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local authority

Surrey Heath Borough Council 01276 707100.

Approximate Gross Internal Floor Area

400.9 sq.m./4,315 sq.ft.

Garage = 49.7 sq.m./535 sq.ft.

Outbuilding = 269.9 sq.m./2,905 sq.ft.

Total = 720.5 sq.m./7,755 sq.ft.

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