



**InVillages**  
with SIMON BANCE

[invillages.com](http://invillages.com)

**The Ford House**  
Ford Road, Chobham, Surrey GU24 8SS







# THE FORD HOUSE

CHOBHAM • WOKING • SURREY

*Beautiful country house in an idyllic setting  
at the end of a no-through lane*

Reception hall • Drawing room • Vaulted dining room  
Games room • Kitchen/breakfast room leading to conservatory  
Back hall with shower room • Cloakroom  
Utility room • Boiler room

Master bedroom with en suite bathroom  
5 further bedrooms • 4 further bath/shower rooms (3 en suite)

Detached garage block with covered parking for three cars  
Summerhouse

Beautiful waterside gardens • Stable block • Floodlit tennis court  
Part walled garden • Orchard and paddocks

In all about 4.2 acres (1.7 hectares)

Chobham High Street – 1.4 miles  
Woking – 4.5 miles (London Waterloo from 23 minutes)  
Sunningdale – 3.4 miles • Virginia Water – 6.8 miles  
Central London – 30 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.











## **The Property**

The Ford House is a wonderful period country property set in arguably one of the best locations in Chobham. Ford Road is a most attractive country lane with substantial properties. The lane ends at the Ford, which is closed for vehicles, but is regularly used by people on horseback. Our clients have owned The Ford House for the last 8 years and during their ownership have carried out a comprehensive programme of modernising and extending.

The house now offers beautiful family accommodation, with some wonderful reception rooms including a stunning double height dining room. The kitchen/breakfast room has been comprehensively fitted with attractive units and a cream Aga. Unusually for a property of this age, there are almost as many bathrooms as bedrooms, making this house perfect for modern living.

One of the key features of The Ford House is the fact that the property has a ground source heat pump making it very economical to run. The clients inform us that it costs approximately £550 per month to run the property, including all heating and electricity.

## **Gardens and Grounds**

The property is approached from Ford Road into a sweeping driveway with plenty of parking for numerous cars. The grounds are stunning and include formal lawns, abutting a tributary feeding the Ford. In addition to the formal gardens, there is a part walled garden with a kitchen garden and a floodlit tennis court. There is also a stable block with separate vehicular access from the lane, which is adjacent to the orchard and paddocks.

## **Situation**

The Ford House is approximately 1.4 miles from the village of Chobham. This attractive village offers comprehensive day to day shopping, as well as good pubs, restaurants and a village school. Woking to the south east and Sunningdale to the north provide a further extensive range of shopping and recreational facilities.









**Schools:** Educational facilities in the vicinity are first class and give provision for children of all age groups. Close to hand is Coworth Flexlands in Valley End and Gordons School in West End. Further afield is Hoebridge in Old Woking, Hall Grove in Bagshot, St Georges in Weybridge and Heathfield in Ascot.



**Entertainment:** Sporting facilities in the area include racing at Ascot, Sandown, Epsom and Windsor; polo at Guards at Smiths Lawn and Ascot Park in Chobham. Golf is at Queenwood, Chobham, Sunningdale, Wentworth, Worplesdon and Foxhills Country Club nearby.



**Walking & Riding:** The house and village is surrounded by beautiful countryside providing opportunities for excellent direct walking and riding.



**Travel:** Communications in the area are excellent with fast and frequent train services available from Woking to London Waterloo, taking approximately 23 minutes. Junction 11 of the M25 is approximately 6 miles away, giving access to London, Heathrow and Gatwick airport, as well as the national motorway network. Junction 3 of the M3 lies about 5 miles to the west.

















**Ford Road, Chobham, Woking**  
**APPROXIMATE GROSS INTERNAL FLOOR AREA**

Main House = 445sq.m (4,797sq.ft)

Garage = 32sq.m (347sq.ft)

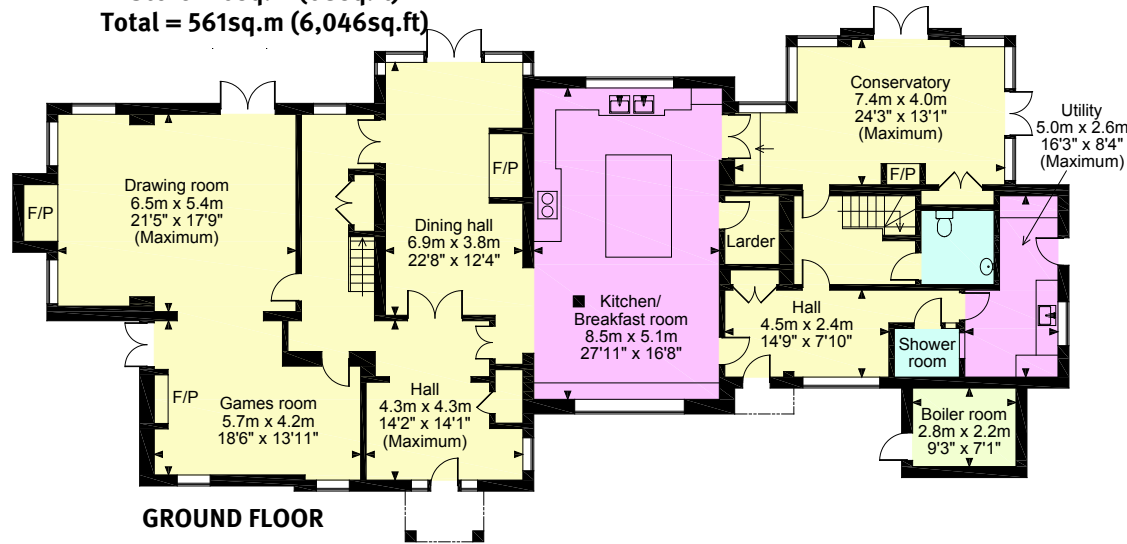
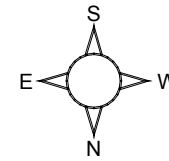
Stables = 57sq.m (610sq.ft)

Summer House = 15sq.m (159sq.ft)

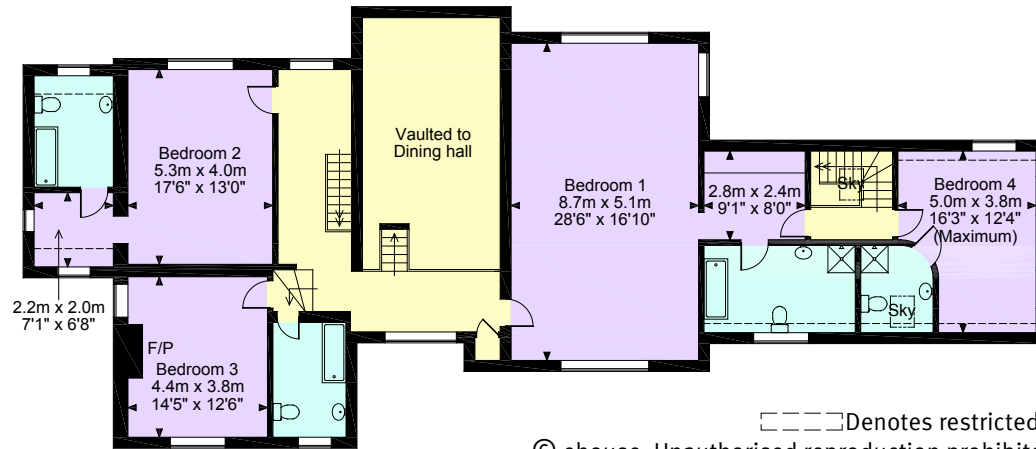
Boiler Room = 6sq.m (65sq.ft)

Store = 6sq.m (68sq.ft)

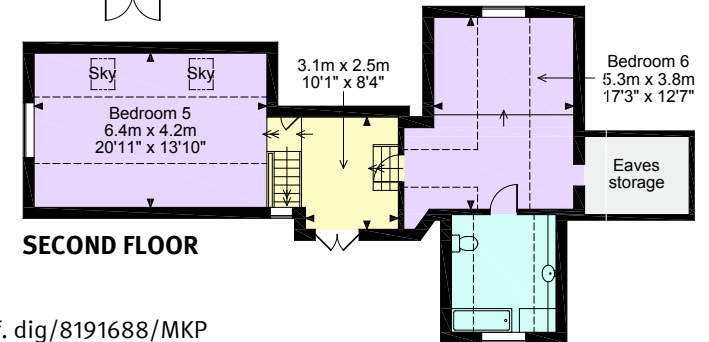
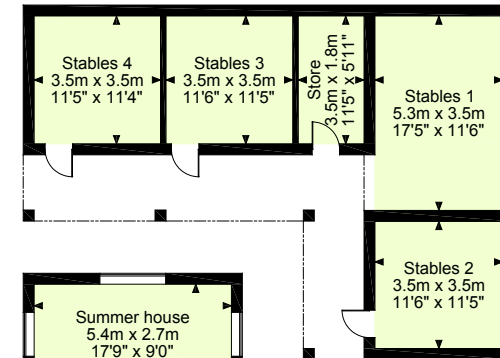
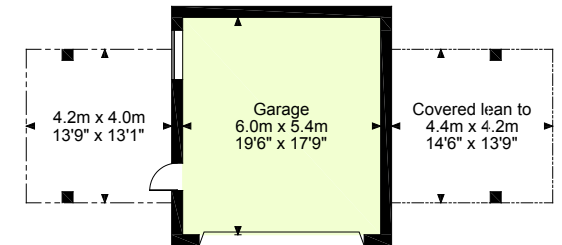
Total = 561sq.m (6,046sq.ft)



**GROUND FLOOR**



**FIRST FLOOR**

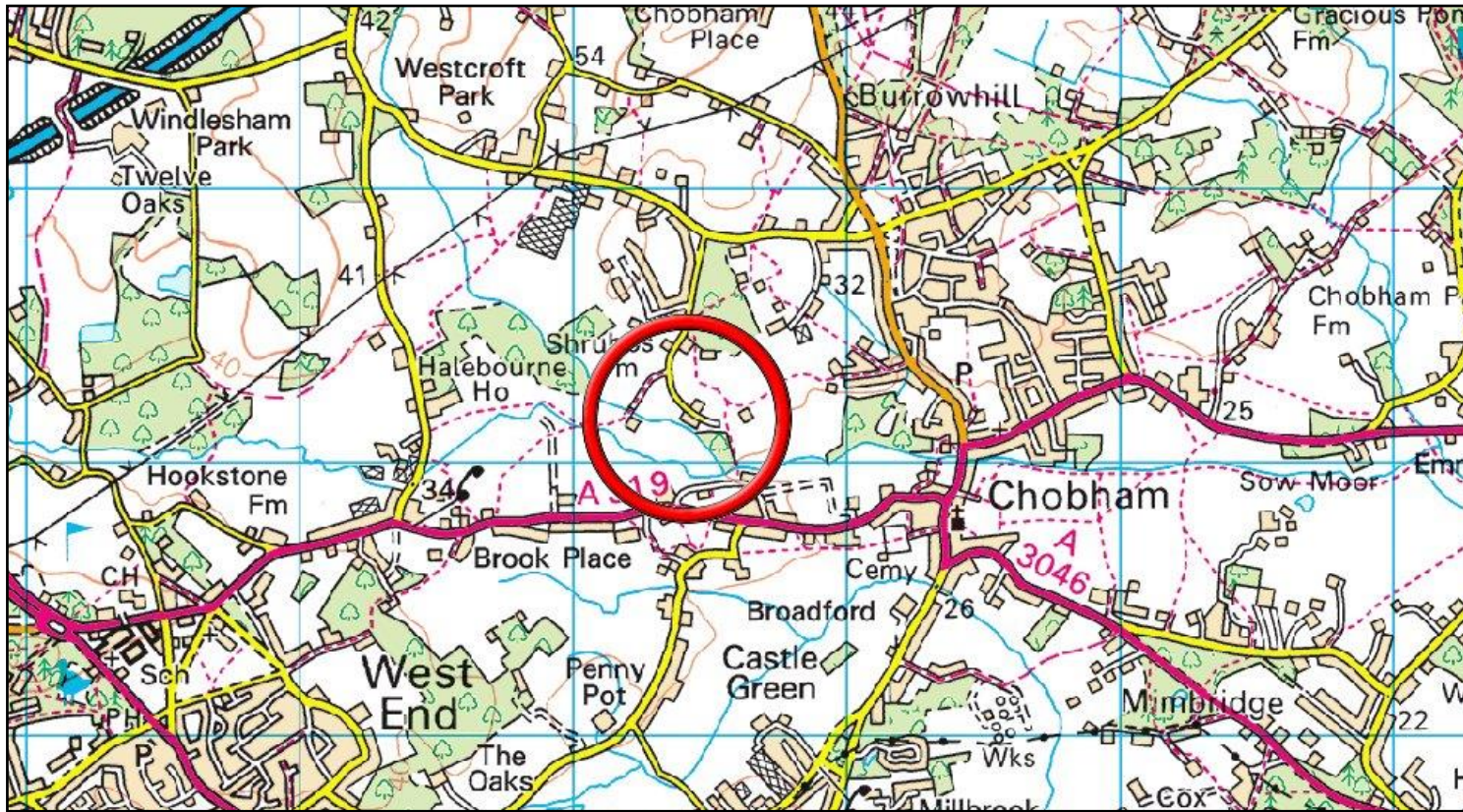


**SECOND FLOOR**

--- Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8191688/MKP





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	63 63

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	63 69



#### SERVICES

The owners advise us that property has mains water, electricity, ground source electric heat pumps and mains drainage.

#### FIXTURES AND FITTINGS

It should be noted that none of the services or appliances within the property have been tested by our company and none of the fixtures & fittings or electrical appliances, unless mentioned within our sales particulars form part of the property for sale. Any fixtures and fittings not mentioned in this brochure may be available by separate negotiation.

#### VIEWING

All viewing is to be strictly by appointment with In Villages Estate Agents in Chobham on 01276 855788

**COUNCIL TAX: Band H**  
**POSTCODE: GU24 8SS**

#### DIRECTIONS

From our offices in Chobham High Street, proceed north to the mini roundabout into Windsor Road. Proceed for approximately 0.5 miles to Burrow Hill Green and turn left at the crossroads into Windlesham Road. After approximately 0.25 miles, turn left into Ford Road and follow the lane down to the end where the property will be found immediately ahead of the turning circle.

#### IMPORTANT NOTICE

In accordance with the Misrepresentation Act 1967 and the Property Misdescription Act 1991, these details have been prepared in good faith, they are not intended to constitute part of an offer or contract. Any information contained herein, whether in the text, plans or photographs is given in good faith but should not be relied upon as being a statement or representation of fact. Any measurement or distances referred to herein are approximate only.



*Specialist Estate Agents Dedicated to Village Property*

Telephone: 01276 855788  
Email: sales@invillages.com

[www.invillages.com](http://www.invillages.com)