

PAUL PEATTIE
estate agent



KEY FACTS FOR BUYERS

Chobham Road, Woking, GU21 2SU

February 2021



A guide to this property and the local area

Paul Peattie powered by eXp

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2nd February 2021



INTRODUCTION

Charming Victorian semi-detached cottage retaining many of its period features, including a lovely tiled entrance path, strip wood floors, sash windows and feature fireplaces.

Downstairs accommodation comprises a welcoming entrance hall which gives access to a front aspect reception room and separate dining room, which in turn leads through to a bespoke kitchen complete with a range of fitted oak units, granite work surface and vaulted ceiling. Open plan to the kitchen is a lovely cozy snug area and there are French doors leading to the garden. Further accommodation includes a utility area and downstairs cloakroom.

On the first floor are two double bedrooms, both benefiting from en-suites. On the second floor is a further double bedroom with Velux windows and eaves storage.

To the front exterior you have a gravel driveway which leads to a single garage. To the rear is a beautifully kept West facing garden.

Chobham Road is ideally located with two sought after local primary schools and Winston Churchill High School. Knaphill village with its local shops and amenities is a short walk away as is the Sainsbury's and Homebase superstore. Brookwood and Woking Train Stations are close by with their frequent services to London Waterloo (25 minutes approx).

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PROPERTY OVERVIEW

CHOBHAM ROAD, WOKING, GU21 2SU



 Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

Semi-Detached House
3 Bedrooms

Floor Area: 1,291.67 ft²
120.00 m²

Plot Size: 0.05 acres

Council Tax Band: E

Annual Cost: £2,478.04

Land Registry
Title Number: SY643237

Tenure: Freehold

AREA KEY FACTS

Local Authority: WOKING

Flood Risk: Very Low

Conservation Area: No

Predicted Broadband Speeds

Basic: 16 Mbps

Superfast: 80 Mbps

Ultrafast: 500 Mbps

Mobile Coverage
(based on voice calls made indoors)

EE: 

Three: 

O2: 

Vodafone: 

Satellite / Fibre TV Availability

BT: 

Sky: 

Virgin: 

PLANNING HISTORY

No Planning Records Available

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PROPERTY OVERVIEW

PHOTO GALLERY



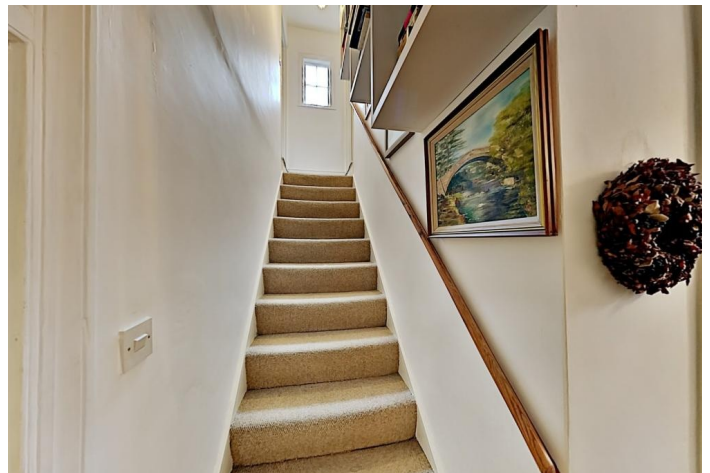
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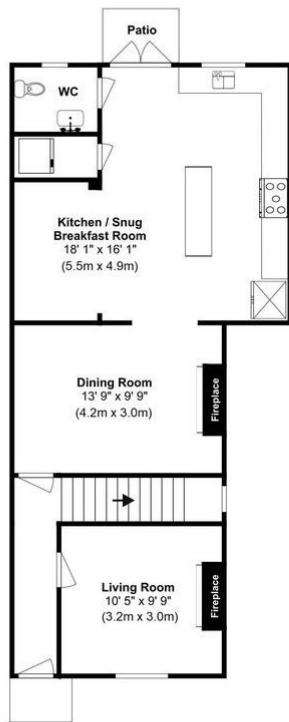
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PROPERTY OVERVIEW

FLOORPLANS

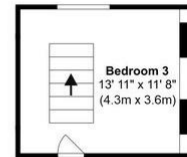
Chobham Road, Woking



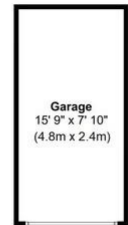
Ground Floor



First Floor



Second Floor



Garage
15' 9" x 7' 10"
(4.8m x 2.4m)

Total Square Feet - 1276 sqft (approx)
Total Square Meters - 118.0 sqm (approx)

Disclaimer: The floorplans depicted and the stated dimensions in this illustration are indicative only and serve as an approximation of existing structures and features. This illustration is not guaranteed to be accurate or complete. The accuracy of all information should be verified through personal inspection and/or with appropriate professionals.

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PROPERTY OVERVIEW

EPC

KNAPHILL, WOKING, GU21 2SU

Energy rating

D

Valid until 05.10.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

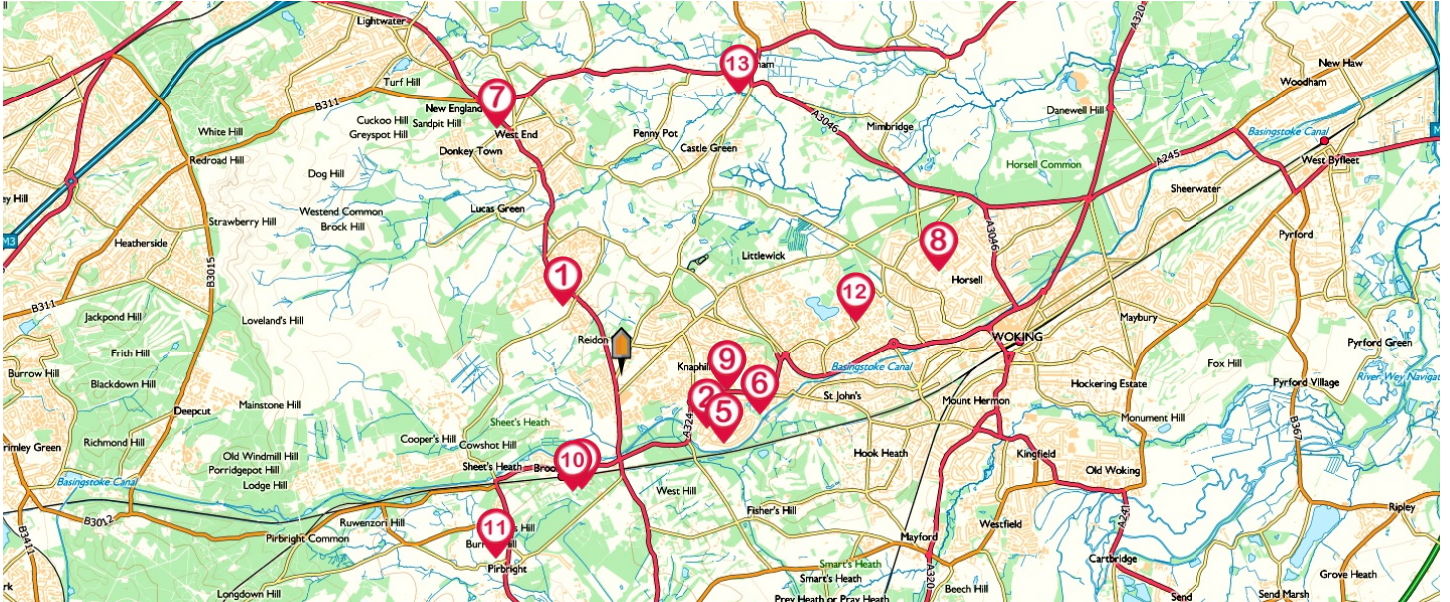
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LOCAL AREA

NEARBY SCHOOLS & OFSTED RATINGS



Pin	School Details	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Bisley CofE Primary School	Good	299	0.68 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Hugh of Lincoln Catholic Primary School	Good	212	0.74 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St John's Primary School	Good	253	0.78 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Brookwood Primary School	Good	162	0.88 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Oaktree School	Outstanding	246	0.9 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Winston Churchill School A Specialist Sports College	Good	1456	1.06 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Gordon's School	Outstanding	842	2.06 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Woking High School	Good	1196	2.47 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	St John's Primary School and Sure Start Children's Centre	-	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Brookwood & Pirbright Sure Start Children's Centre	-	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Knowl Hill School	-	-	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Sythwood Sure Start Children's Centre	-	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Chobham & West End Sure Start Children's Centre	-	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

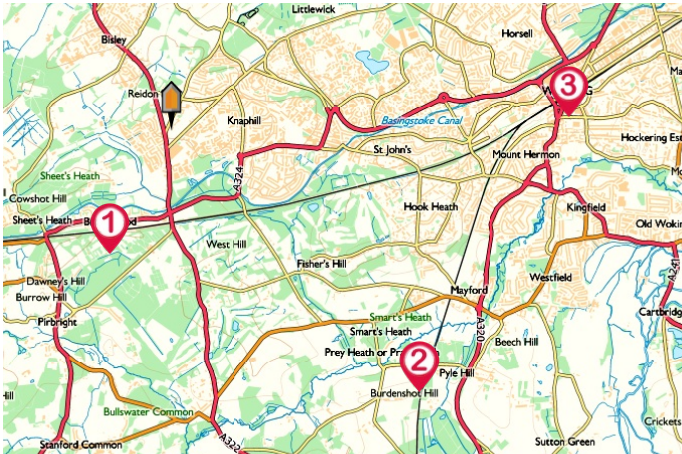
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LOCAL AREA

NEAREST TRANSPORT LINKS



NATIONAL RAIL STATIONS

- 1 - Brookwood Rail Station | 1.03 miles
- 2 - Worplesdon Rail Station | 2.67 miles
- 3 - Woking Rail Station | 2.94 miles



TRUNK ROADS/MOTORWAYS

- 1 - M3 J3 | 3.6 miles
- 2 - M3 J2 | 6.84 miles
- 3 - M25 J12 | 6.9 miles
- 4 - M25 J11 | 6.43 miles
- 5 - M3 J4 | 5.76 miles
- 6 - M25 J13 | 9.67 miles
- 7 - M3 J4A | 7.54 miles
- 8 - M25 J10 | 7.58 miles
- 9 - M25 J14 | 11.83 miles
- 10 - M3 J1 | 11.35 miles

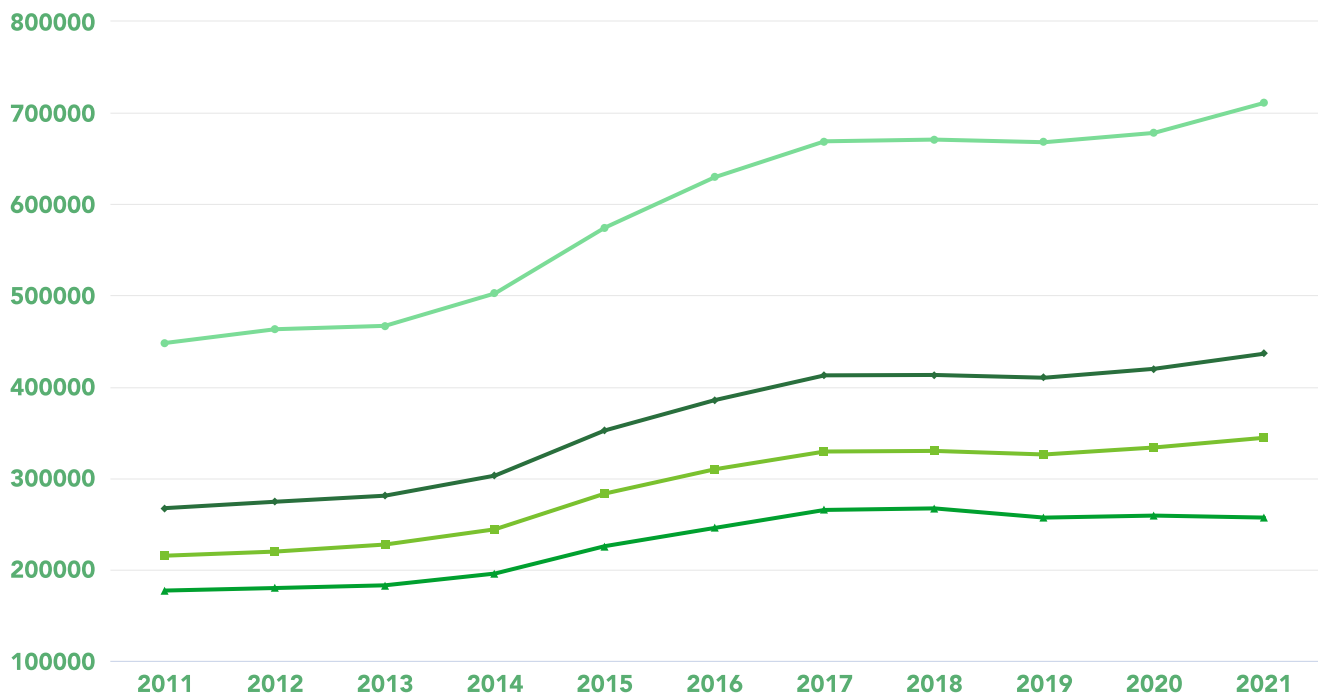
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR GU21

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 45.13%



TERRACED
+ 59.99%



SEMI-DETACHED
+ 63.25%



DETACHED
+ 58.65%

TBC
Asking Price

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About Us

Paul Peattie powered by eXp is a cloud-based local estate agency offering a personal 1-2-1 service for the local community in Woking and the surrounding towns and villages.

Using the latest cutting-edge software we are able to offer our clients a virtual marketing package fit for the 21st Century. Immersive 360 virtual viewings, 3D video tours, stunning HDR photography and floor plans.

Combining our expertise with the latest technology, we are committed to giving our clients a competitive edge when selling their home.

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DATA QUALITY

Paul Peattie powered by eXp is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:



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The information contained in this report is for general information purposes only and to act as a guide to the best way to market your property and the asking price.

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