



Stanley Farm

Chobham Road | | Knaphill, Woking | GU21 2QF

Offers In Excess Of £1,300,000

Freehold

Waterford's *W*
Residential Sales & Lettings

Stanley Farm

Chobham Road |
Knaphill, Woking | GU21 2QF
Offers In Excess Of £1,300,000

A much improved and enlarged four bedroom detached family home with flexible accommodation, good size plot and generous parking.

- Detached bungalow
- Four bedrooms
- Lounge
- Dining room
- Further reception room measuring 26'6 x 25'11
- Two bathrooms
- Double garage and driveway parking
- Large loft space suitable for conversion (subject to PP)
- Woking Borough Council tax band F

DESCRIPTION

A superbly presented detached bungalow set on the edge of Knaphill village and conveniently positioned for quick access to roads serving Chobham, Guildford and West End. This bright, comfortable and deceptively spacious



A superb detached chalet bungalow with generous plot



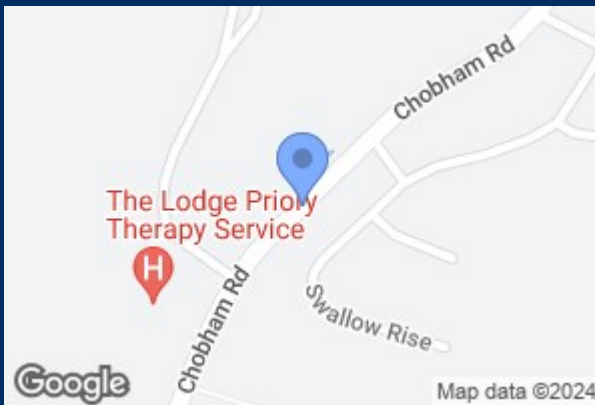
property has been improved and enlarged by its current owner to offer a family home of approx. 2864 square feet in size.

The flexible accommodation offers a number of configurations depending on your needs and is set currently as a four bedroom property with three reception rooms and two bathrooms. There is further space in the loft to enlarge further if so desired.

A good size private plot screened from the front by fencing. To the right hand side of the plot there is a loose stone driveway that provides parking for several cars and this leads to its double attached garage with high ceiling and with storage space, light and power and a rear access door providing access to the rear of the property. To the left hand side of the plot gates provide access to further off road parking and or storage for a caravan / boat etc.

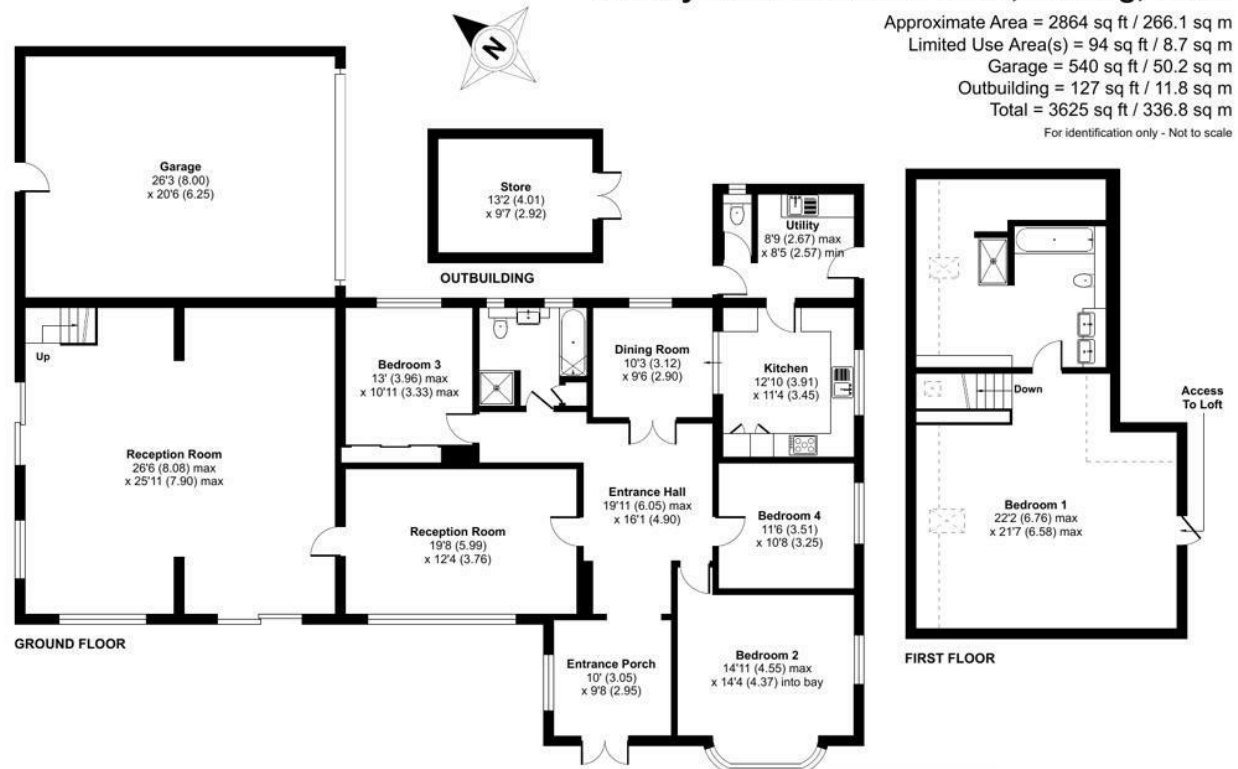
The garden is predominantly laid to lawn and backs onto a field and woodland and it is enclosed by a variety of planting, bushes, trees and fencing that provide a high degree of privacy. There is a patio to the rear and a storage shed.

From our offices in the High Street Chobham proceed out of the village on Castle Grove Road, this leads into the Guildford Rd and then Chobham Rd. Follow for approximately one mile and the property can be found on your right hand side opposite the entrance to Lane End Drive.



Stanley Farm Chobham Road, Woking, GU21

Approximate Area = 2864 sq ft / 266.1 sq m
 Limited Use Area(s) = 94 sq ft / 8.7 sq m
 Garage = 540 sq ft / 50.2 sq m
 Outbuilding = 127 sq ft / 11.8 sq m
 Total = 3625 sq ft / 336.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecorn 2024. Produced for Waterfords. REF: 1068929.



| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (12 plus) A | | | |
| (91-91) B | | | |
| (69-80) C | | 73 | 79 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |

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