



## PENNYPOT COTTAGE

Pennypot Lane, Chobham, Surrey, GU24 8DG

**Waterfords**  
Residential Sales & Lettings





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- Historic Charm – Grade II listed timber-framed cottage dating back to circa 1650, beautifully restored with hand-selected English oak and stone.
- Spacious Reception Areas – Large dual-aspect living room with log-burning stoves at both ends, plus a separate dining room featuring an original bread oven.
- Modern Kitchen – A stylish kitchen/breakfast room with quartz worktops, ample storage, and high-end integrated appliances, situated in a recent extension.
- Energy Efficient – Underfloor heating throughout the ground floor, powered by a ground source heat pump, air source heat pump, and solar panels.
- Luxurious Master Suite – Stunning master bedroom with both a balcony and Juliet balcony, plus an en suite shower room.
- Flexible Living Spaces – with three further well-proportioned bedrooms, including two en suite rooms, with a family bathroom.
- Detached Three-Bedroom Annexe – A separate dwelling with its own “walled garden”, historically used as a rental property / staff accommodations.
- Expansive Grounds – Set within 12.5 acres, featuring manicured gardens, 3 ponds, mature shrubs, fruit trees, and a large terrace area.
- Equestrian Potential – Includes a stable block, field shelter and extensive outdoor storage.
- Extensive rain water harvesting for garden irrigation.
- Prime Location – Situated on Pennypot Lane, a short walk from the historic village of Chobham, known for its boutiques, gastro pubs, and charming community.





## A MAGNIFICENT GRADE II LISTED TIMBER-FRAMED RESIDENCE ON 12.5 ACRES

Nestled in the idyllic countryside of Chobham, this exquisite Grade II listed four-bedroom detached home is a true masterpiece of history and craftsmanship. Dating back to circa 1650, this remarkable timber-framed cottage has been meticulously restored with hand-selected English oak and stone, ensuring that every detail reflects the charm of its heritage while offering modern comforts.

## A HOME STEEPED IN CHARACTER & LUXURY

Upon entering, you are welcomed into a breathtaking dual-aspect reception room, where log-burning stoves at each end create a warm and inviting atmosphere. The separate dining room is a true showpiece, featuring an original bread oven—a testament to the home's rich past. The kitchen/breakfast room, part of a more recent extension, seamlessly blends contemporary style with tradition, boasting quartz worktops, ample storage, and high-end integrated appliances.

The entire ground floor benefits from underfloor heating, powered by an eco-conscious combination of a ground source heat pump, air source heat pump, and solar panels—a rare and valuable feature that enhances energy efficiency without compromising on luxury.









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## ELEGANT ACCOMMODATION

Ascending to the first floor, the master suite is an absolute sanctuary, bathed in natural light and featuring both a balcony and a Juliet balcony, alongside a stylish en suite shower room. Bedroom two also enjoys its own en suite shower room, while bedrooms three and four share a beautifully appointed family bathroom.

## EXPANSIVE GROUNDS & VERSATILE ANNEXE

Set within 12.5 acres of breathtaking grounds, this property provides a gravel driveway with ample parking and a detached three-bedroom annexe. This additional dwelling, historically let separately, offers potential for guest accommodation, multi-generational living, or even an income opportunity. The annexe is further enhanced by a large walled garden, believed to have been a former swimming pool, adding a fascinating historic feature.

The main house is surrounded by picturesque gardens, featuring a large patio area, a serene pond, lush lawns, mature shrubs, and fruit trees, creating a perfect haven for outdoor living. Beyond the gardens, the stable block and extensive outdoor storage make this a dream property for equestrian enthusiasts.

## AN ENVIABLE LOCATION

Located on the sought-after Pennypot Lane, this extraordinary home is just a short walk from the historic and picturesque village of Chobham, renowned for its charming boutiques, gastro pubs, and community spirit. Offering an unrivaled blend of history, character, and modern efficiency, this stunning residence must be seen to be truly appreciated.

For more information or to arrange a private viewing, please contact James Quinn at Waterfords Estate Agents.









# FLOORPLANS

## PENNYPOT COTTAGE, PENNYPOT LANE, CHOBHAM, SURREY

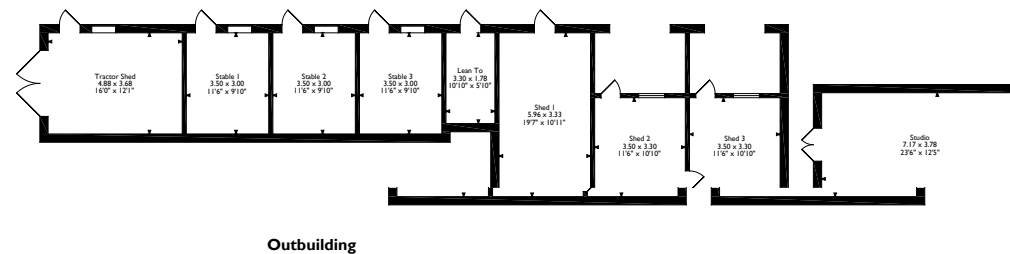
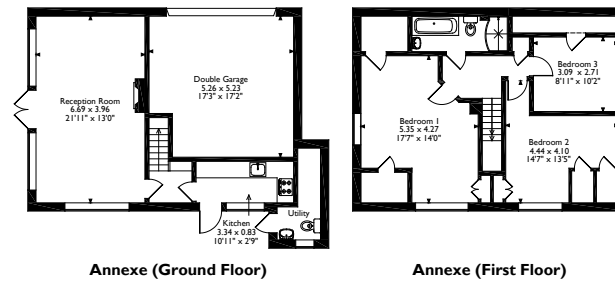
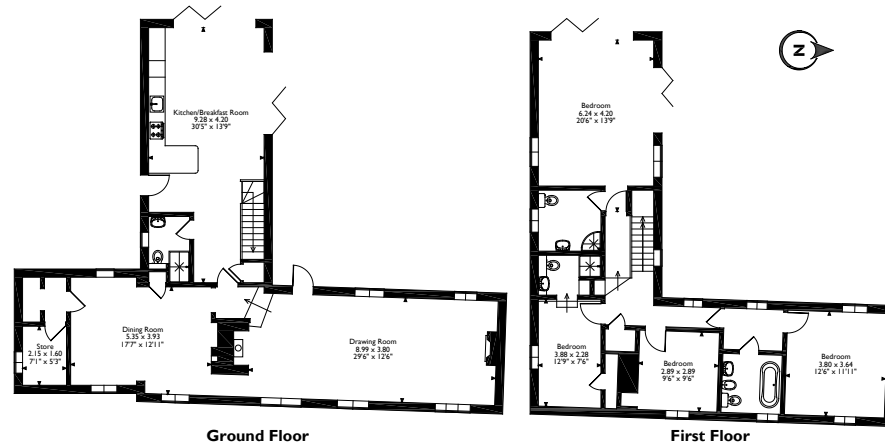
APPROXIMATE GROSS INTERNAL AREA

MAIN HOUSE = 194 SQ M/2088 SQ FT

ANNEXE = 132 SQ M/1421 SQ FT

OUTBUILDINGS = 141 SQ M/1518 SQ FT

TOTAL = 467 SQ M/5027 SQ FT







viewing by appointment only, contact:

**WATERFORDS ESTATE AGENTS**

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**Important Notice**

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.