



Brooklands Barn Philpot Lane, Chobham, GU24 8HE

INCORPORATING  
**Waterford's**  
Residential Sales & Lettings

£900,000

# Brooklands Barn Philpot Lane, Chobham, GU24 8HE

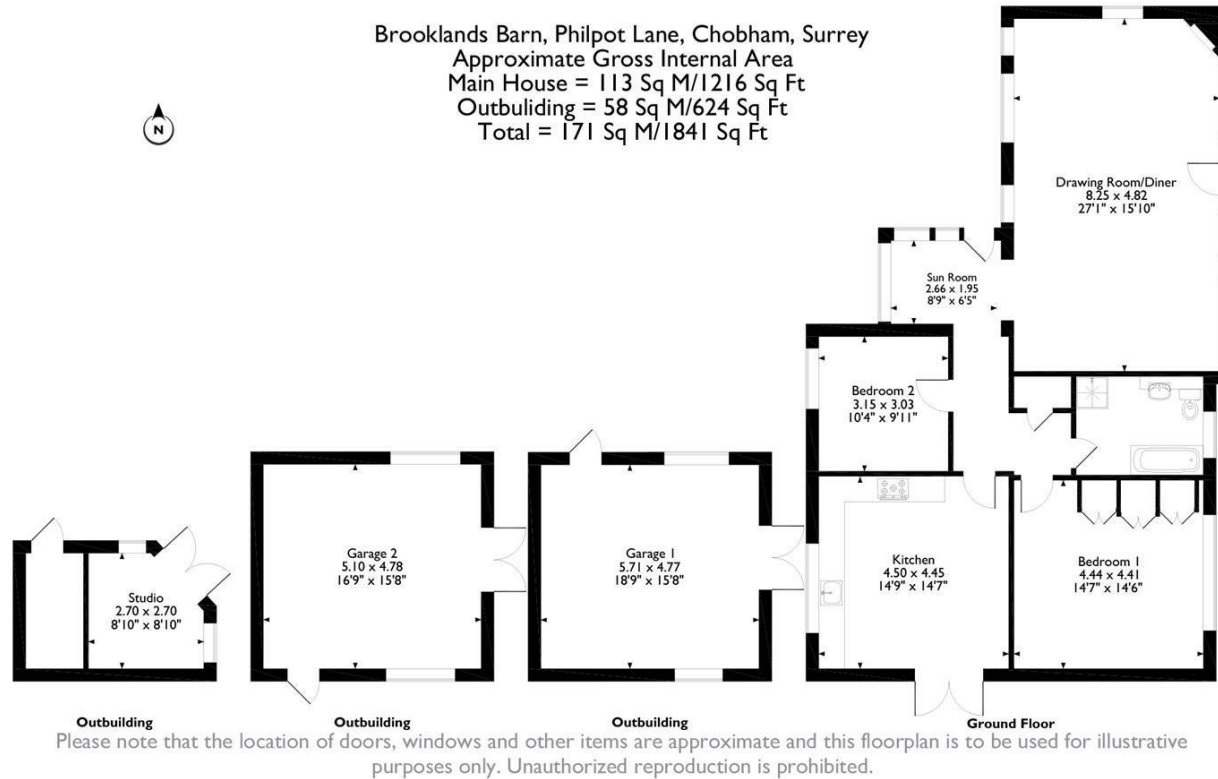
Brooklands Barn is a rare and exceptional property on the sought-after Philpot Lane in Chobham. Originally dating back to 1650, the magnificent Grade II listed barn has been lovingly restored, seamlessly blending historic charm with contemporary living. The stunning reception room showcases the barn's rich heritage, with exposed beams and characterful details, creating an inviting and atmospheric space. The more recent additions to the property provide comfortable and well-designed accommodation, including two double bedrooms, a fully fitted kitchen and breakfast room, and a modern bathroom complete with both a bath and a walk-in shower.

Set within 0.4 acres of well maintained grounds, Brooklands Barn enjoys a picturesque setting overlooking open grazing land. The outdoor space is perfectly suited for relaxation or entertaining, with a charming garden studio and ample off-road parking for several vehicles. Additionally, the property benefits from two double garages, offering versatile storage or potential for further development. This unique home offers a rare opportunity to own a piece of history while enjoying all the conveniences of modern living in an extremely popular location in the historic and picturesque village of Chobham.

This property is likely to attract a lot of attention and viewings can be arranged by calling Aspen Estate Agents incorporating Waterfords.



## Floor Plan



## Features

- Rare and exceptional property on sought-after Philpot Lane, Chobham
- Stunning reception room with exposed beams and characterful details
- Modern bathroom featuring both a bath and a walk-in shower
- Outdoor features include a garden studio, two double garages, and ample off-road parking
- Grade II listed barn dating back to 1650, beautifully restored with historic charm
- Spacious accommodation with two double bedrooms and a fully fitted kitchen/breakfast room
- Set within 0.4 acres of well-maintained grounds overlooking open grazing land
- Prime location in the picturesque village of Chobham, blending history with modern living

## Aspen Estate Agents incorporating Waterfords

32 High Street

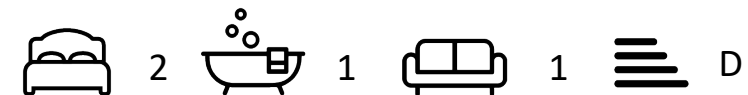
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Tenure - Freehold Council Tax Band - F

