



Homes of Distinction



CHOBHAM

Guildford Road, Chobham, Woking, Surrey, GU24

Set on a spacious 0.63-acre plot is this versatile four to five-bedroom detached residence.

Nestled on an expansive plot of approximately 0.63 acres, this detached residence offers the perfect blend of space, comfort, and versatility. Boasting four to five bedrooms, this home is designed to accommodate a variety of lifestyles.

As you step through the front door, an impressive entrance hall welcomes you, setting the tone for the rest of the property. The heart of the home is the well-appointed open-plan kitchen/dining area, featuring bi-folding doors that open to the beautiful rear garden, perfect for indoor-outdoor living. A large utility room, a spacious living room, a separate study, and a family room or optional fifth bedroom complete the ground floor's living spaces, ensuring ample room for family and guests.

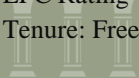
The ground floor also houses two generous bedrooms, including the principal suite with an en-suite shower room for added privacy and convenience. A well-equipped ground floor bathroom serves the second bedroom and guests. Ascending the staircase, you will find two additional large bedrooms on the first floor, each with fitted wardrobes that offer ample storage solutions. A tastefully designed shower room serves these upstairs bedrooms, providing a comfortable and functional layout for family living.

Outside, the property continues to impress with a stunning garden mainly laid to lawn, bordered by an array of flowers and shrubs that create a picturesque and tranquil setting. The front of the property features a spacious driveway, offering ample off-road parking and leading to a detached double garage. Situated close to the charming Chobham Village, this residence combines rural tranquillity with convenient access to local amenities, making it an ideal home for those seeking both serenity and convenience.

Council Tax Band G

EPC Rating TBC

Tenure: Freehold



To arrange a viewing or a valuation on your home please contact the directors Les or Kerri Morales

69-71 Commercial Way, Woking, Surrey, GU21 6HN

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LOCATION

Nestled in the picturesque landscape of Surrey, Chobham epitomises quintessential village charm with its bustling High Street anchored by the magnificent St Lawrence Church, adorned with a stunning Medieval tower. Boasting a delightful array of local shops, culinary delights served up in excellent restaurants, and the beloved Sun pub frequented by locals. For broader retail therapy and swift connections to London Waterloo, nearby Guildford and Woking provide extensive shopping centres and efficient mainline rail services. Accessible via the M3 at J3 and the M25 at J13, navigating the wider area is seamless. Sports and leisure thrive, with an exceptional rugby club, flourishing tennis scene, and a wealth of leisure centres and health clubs. Golf enthusiasts can tee off at prestigious courses such as Foxhills Country and Golf Club, Queenwood, Worplesdon, West Hill, Woking, Sunningdale and Wentworth; while equestrian lovers can explore Chobham Common from numerous stables, with the option to try their hand at polo, ensuring a diverse range of activities for all to enjoy. Excellent schooling can be found in the area including Gordon's School, Coworth Flexlands, Woodcote House, Hall Grove, Papplewick, St Mary's, Lambrook, Bishopsgate, St John's Beaumont and The Marist School. RGS Guildford, Eton and Wellington Colleges are accessible, as are the international options including TASIS and ACS Egham.



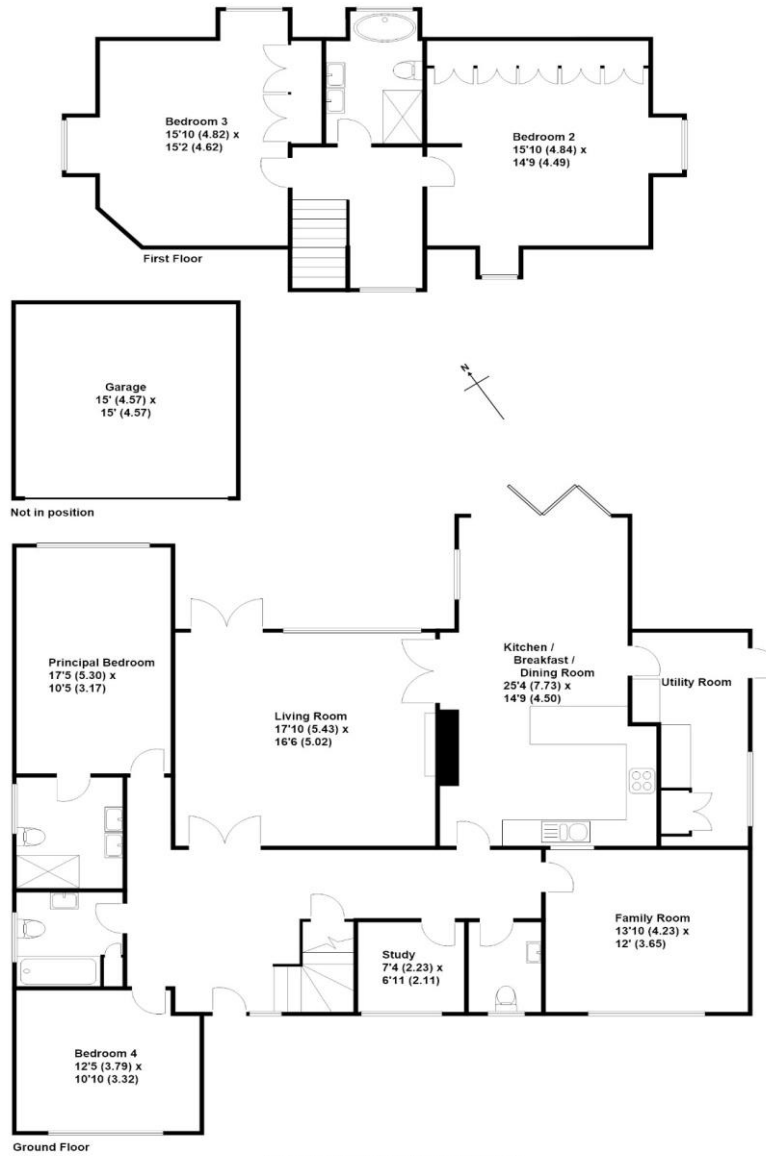


ACCOMMODATION & SPECIFICATION

- ❖ Spacious Detached Residence
- ❖ Four/Five Versatile Bedrooms
- ❖ Modern Open Plan Kitchen/Dining Room
- ❖ Living Room
- ❖ Family Room /Bedroom 5
- ❖ Three Well Appointed Bathrooms
- ❖ Expansive 0.63 Of An Acre Plot
- ❖ Detached Double Garage



Guildford Road, Chobham
Approximate gross internal floor area 2344 sq/ft - 217.7 m/sq



These plans are not drawn to scale and are for representational purposes only.
The services, systems and appliances listed in these details have not been tested
by Foundations, and no guarantee is given to their operational ability or efficiency.
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