

# Coombe Place Carthouse Lane, Nr Woking, Surrey

---





A lovely **period house with an excellent annexe** and parcel of land extending to just under 3 acres in this semi-rural yet highly convenient location.

**Summary of accommodation**

**Main House**

Entrance porch | Entrance hall | Kitchen and breakfast room | Utility room| WC | Secondary entrance hall  
Lounge leading to the dining room | Sitting room

Two principal bedrooms with en suite facilities | Two further double bedrooms | Family bathroom

**Annexe**

Kitchen/dining room | Bedroom | Sitting room | Shower room

**Outside**

Detached triple garage block | Extensive stable block | Field shelter | Gardeners WC

Extensive parking | Beautiful grounds and paddock | Hard tennis court

In all about 2.831 acres



Knight Frank Guildford  
2-3 Eastgate Court, High Street  
Guildford  
GU13DE  
[knightfrank.co.uk](http://knightfrank.co.uk)

Tim Harriss  
01483 617910  
[tim.harriss@knightfrank.com](mailto:tim.harriss@knightfrank.com)



## Situation

Coombe Place is situated in the green belt amidst the thriving villages of Chobham, Knaphill, and Horsell. Chobham, an attractive and historic village, offers comprehensive day-to-day shopping, along with quality pubs, restaurants, and a village school. Nearby Horsell and Knaphill boast an excellent range of shops and amenities whilst the larger town of Woking to the southeast and Sunningdale to the north provide extensive shopping and recreational facilities.

Education in the vicinity is of a first class standard, catering to children of all age groups. Noteworthy schools within a 4-mile radius include Halstead St Andrew's School in Woking, Cowarth-Flexlands in Valley End, Gordons School in West End, Hoebridge in Old Woking, Hall Grove in Bagshot, St Georges in Weybridge, Heathfield in Ascot, and a range of good primary and secondary state schools in the nearby Horsell.

The area also offers excellent sporting facilities, including horse racing at Ascot, Sandown, Epsom, and Windsor; polo at Guards at Smiths Lawn and Ascot Park in Chobham. Golf enthusiasts can indulge in the amenities at Chobham, Sunningdale, Wentworth, and Worplesdon.

Surrounded by picturesque countryside, the location provides ample opportunities for superb walking and riding.

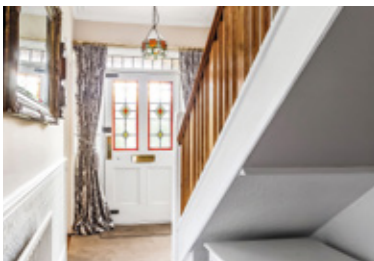


## Distances

The area benefits from excellent transportation links, with fast and very frequent trains available from Woking to London Waterloo, completing the journey in approximately 23 minutes. Junction 11 of the M25 is conveniently located around 5 miles away, providing easy access to London, Heathrow, Gatwick airports, and the national motorway network. Additionally, Junction 3 of the M3 is approximately 4 miles to the northwest. (Distances and times approximate)

## The property

Owned by the same family since the 1960's, Coombe Place is a wonderful period house offering well proportioned and superbly presented rooms with excellent ceiling heights and large windows overlooking the beautiful grounds. In addition, there is an adjoining single storey annexe which would make a perfect property for a relative or a great home office.



**Approximate Gross Internal Floor Area**

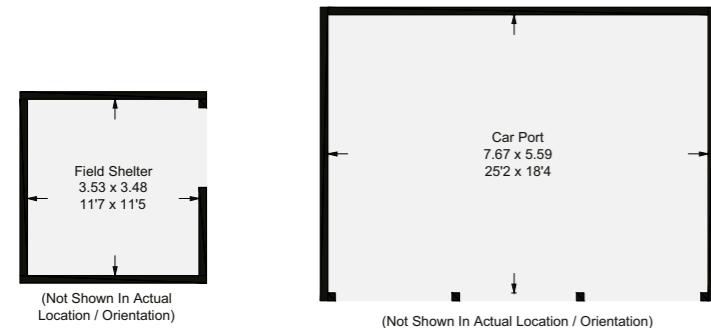
216.0 sq m / 2325 sq ft

Outbuildings (Excluding Car Port) = 81.1 sq m / 873 sq ft

Annexe = 41.0 sq m / 441 sq ft

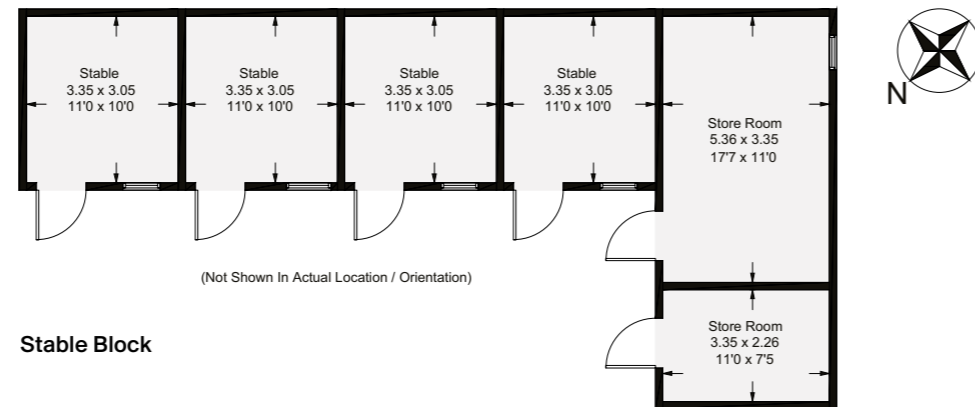
Total = 338.1 sq m / 3639 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

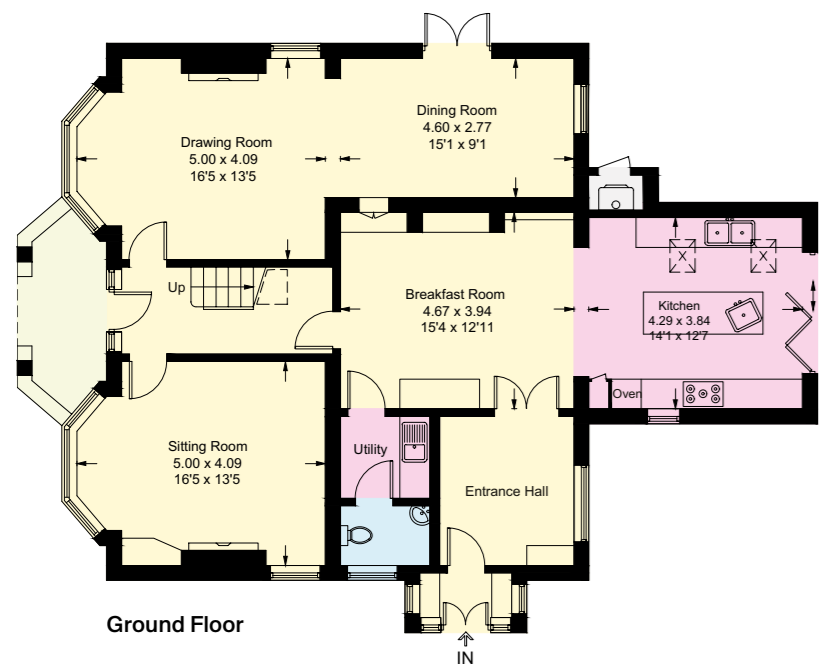


Outbuilding

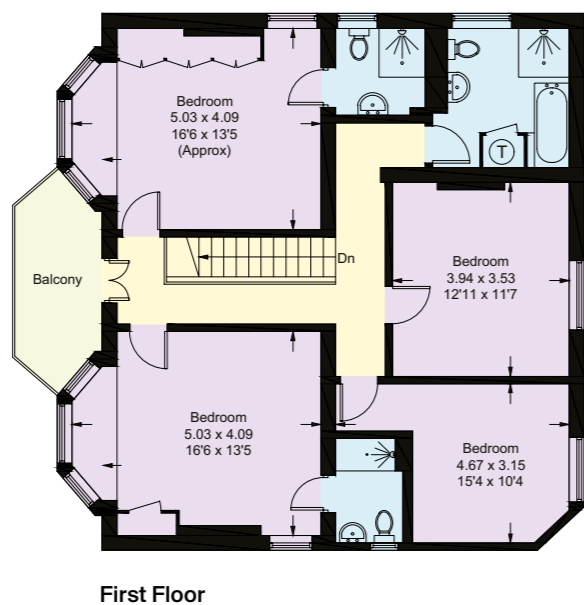
Outbuilding



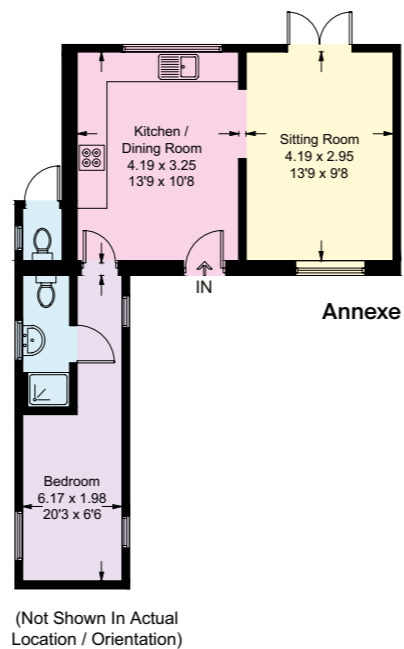
Stable Block



Ground Floor



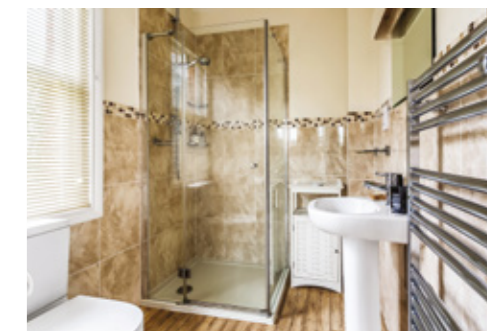
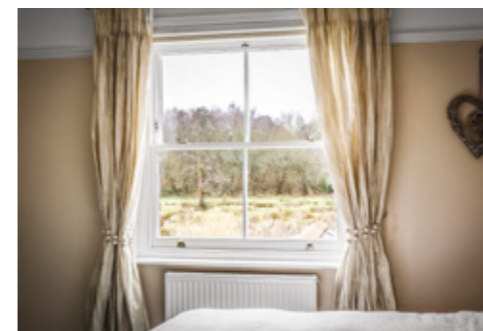
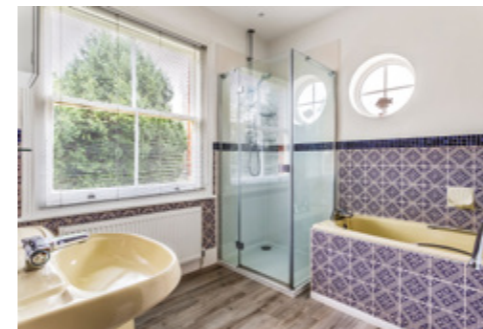
First Floor



Annexe



N





## Gardens and grounds

The house is approached from Carthouse Lane into a sweeping gravel driveway with plenty of parking and a substantial triple barn style garage.

The gardens surround the house and have been well maintained and benefit from a hard tennis court and plenty of space for a croquet lawn or a marquee. Beyond the garden is a substantial field with vehicular access from the drive.

## Services

We are advised by our clients that the property has mains water, electricity, oil fired heating and private drainage.

## Directions (Postcode: GU21 4XS)

**what3words:** ///frame.tree.sock

From the centre of Chobham by the roundabout next to the petrol station, head south onto Castle Grove Road signposted to Guildford. Stay on this road for approximately 0.85 miles (it in turn becomes Guildford Road) and turn left into Carthouse Lane. The entrance to Coombe Place is on the right 0.7 miles up from the start of Carthouse Lane.

## Viewings

Viewing is strictly by appointment through Knight Frank.

## Property information

**Tenure:** Freehold

**Local Authority:** Woking Borough Council: 01483 755 855

**Council Tax:** Band G

**EPC Rating:** D



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated February 2024. Photographs and videos dated January 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term "partner" to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)

