

Coombe Place  
Carthouse Lane, Nr Woking, Surrey

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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



Seymours Prestige Homes  
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## 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.

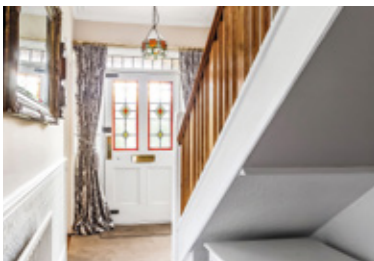


## Distances

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**

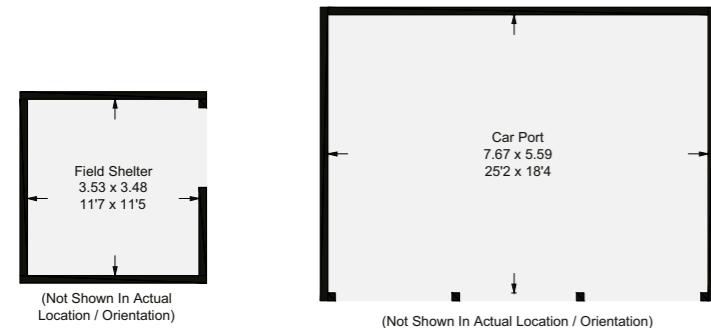
216.0 sq m / 2325 sq ft

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

Annexe = 41.0 sq m / 441 sq ft

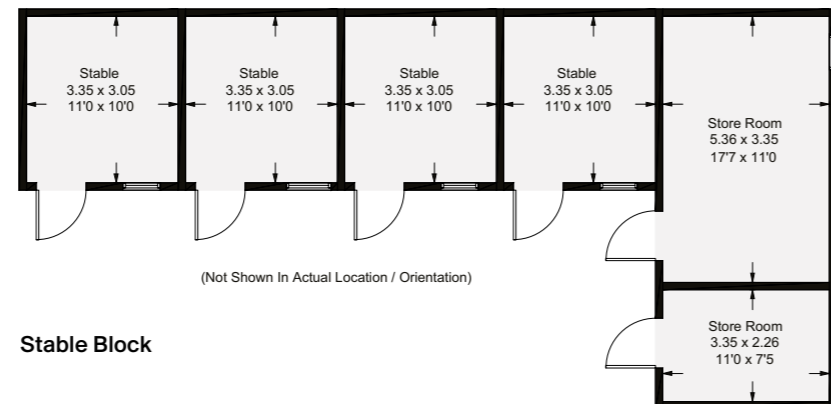
Total = 338.1 sq m / 3639 sq ft

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

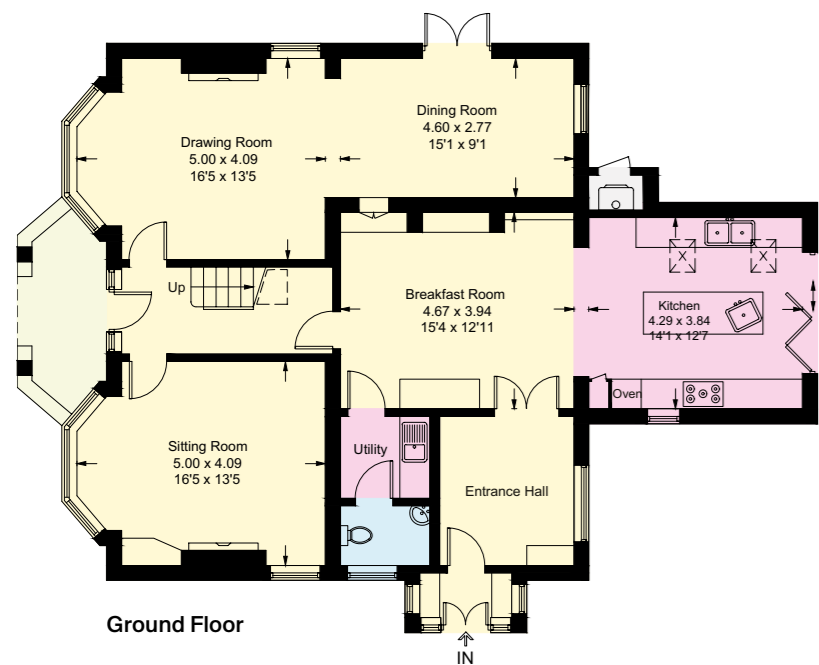
Outbuilding



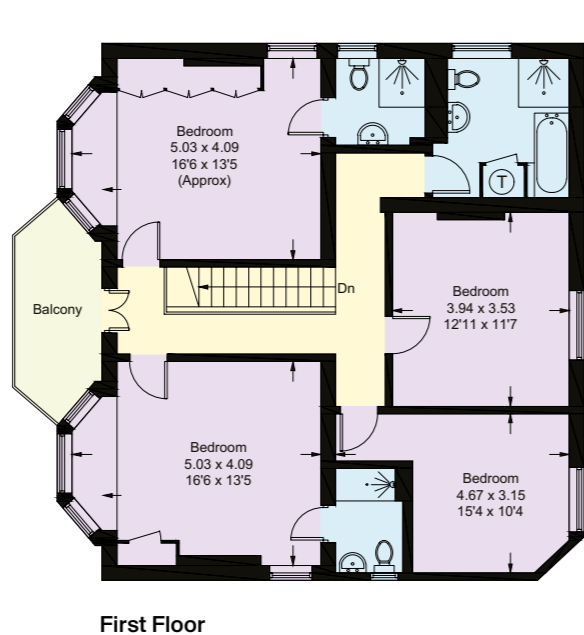
Stable Block



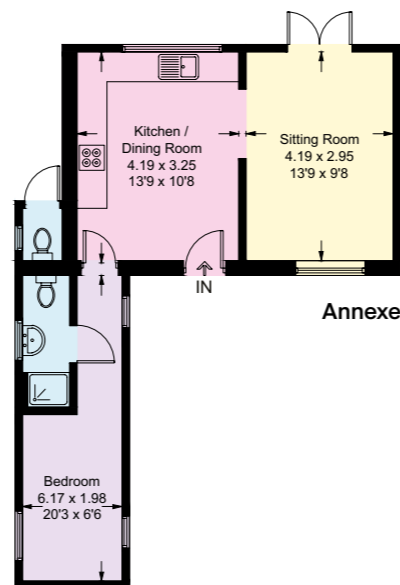
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor

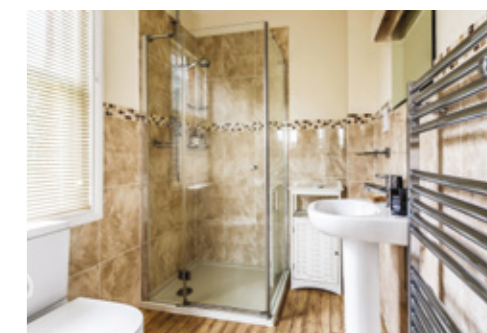
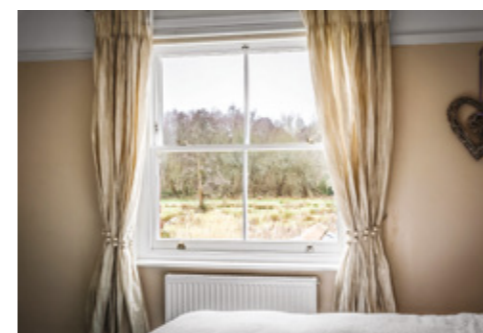
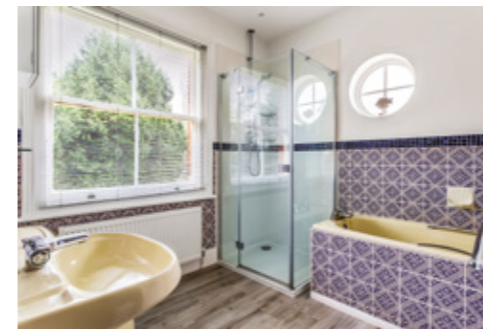


First Floor



Annexe

(Not Shown In Actual Location / Orientation)





Annexe



## 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 or Seymours Prestige Homes.

## Property information

Tenure: Freehold

Local Authority: Woking Borough Council: 01483 755855

Council Tax: Band G

EPC Rating: D



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