





{ HIGHAMS LANE, CHOBHAM GU24
£10,000 PER MONTH AVAILABLE 30/04/2025

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Highams Lane, Chobham GU24

£10,000 Per Month
Unfurnished

 5 Bedrooms
 3 Bathrooms
 3 Receptions

Features

- Five bedrooms, - Three bedrooms, -
Large kitchen/breakfast room, - Three
reception rooms, - Outbuildings, - Large
gated driveway with double carport, -
Substantial grounds, - Council tax band H

Council Tax

Council Tax Band H

Hamptons
6 Broomhall Buildings
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The Property

The accommodation here is particularly well suited to a large family who love to entertain. The spacious reception hall is very welcoming. There is also a large kitchen/breakfast room with separate utility room and doors leading onto the the living room with both overlooking the lawns to the rear. Additional features of the ground floor include a family room, dining room which is open-plan to the play room and a downstairs cloakroom. To the first floor is a large principle bedroom with walk-in wardrobe and bathroom. There are four further bedrooms, one of which is en-suite, and the main bathrooms.

Outside

Within the grounds there is also a two bedroom cottage with sitting room, kitchen and bathroom. In addition to this are two outbuildings, one currently set up as a gym, a summer house. There is a large terrace to the rear of the property with pergola with steps down to the vast lawns. The terrace can be accessed from the living room, family and kitchen/breakfast room. To the front of the property is the large gated driveway and parking barn/carport with storage shed and useful loft space above.

Location

Conveniently located for access to the motorway network, with junction 3 of the M3 being about 3.2 miles away. The property is also only about 2.5 miles from Sunningdale station and Waitrose super market, Waterloo is about 50 minutes.



Lake Cottage, Highams Lane, Chobham, Woking, GU24

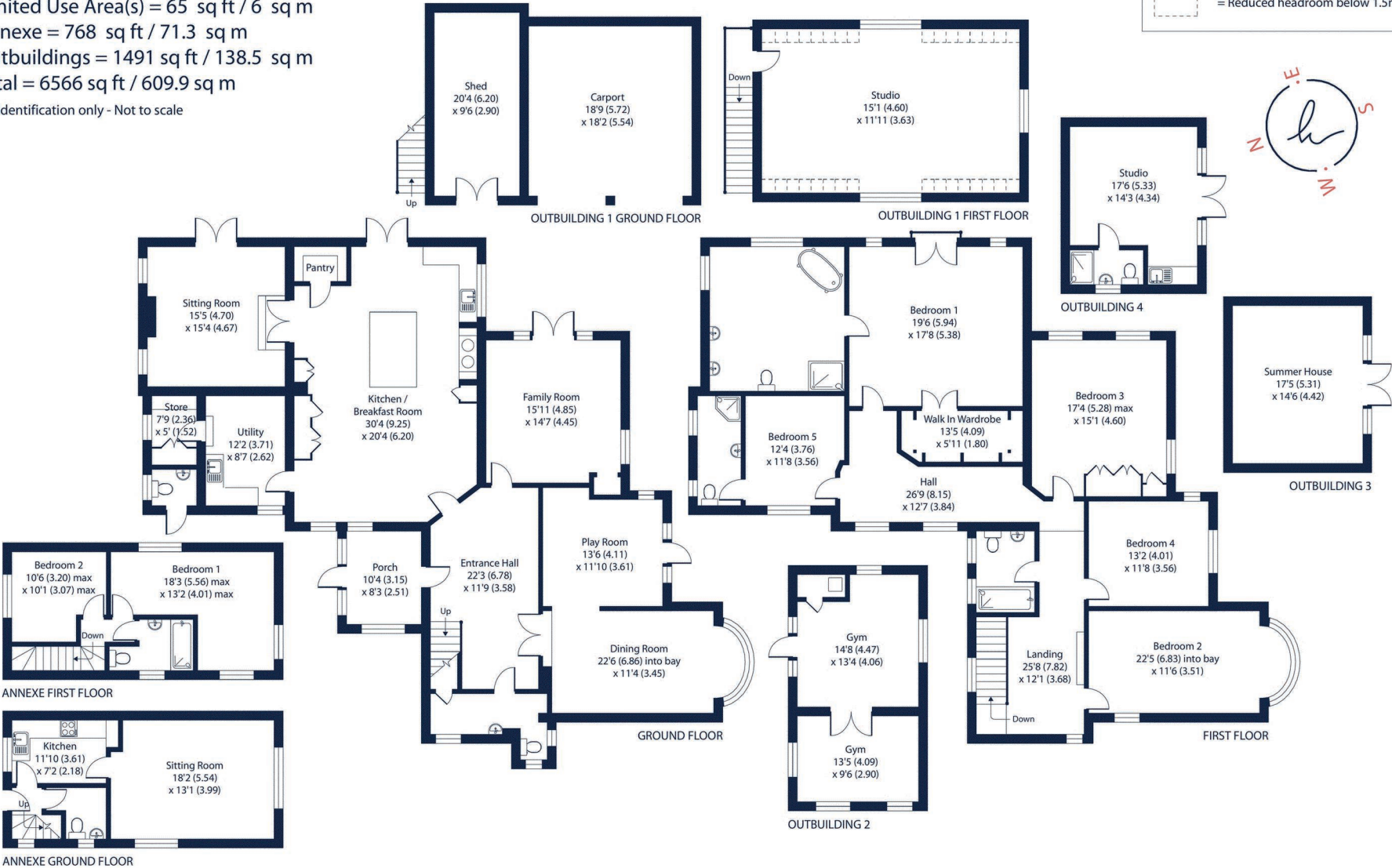
Approximate Area = 4242 sq ft / 394.1 sq m (excludes carport)
Limited Use Area(s) = 65 sq ft / 6 sq m
Annexe = 768 sq ft / 71.3 sq m
Outbuildings = 1491 sq ft / 138.5 sq m
Total = 6566 sq ft / 609.9 sq m
For identification only - Not to scale

CH

85/2.6

= Ceiling Height

= Reduced headroom below 1.5m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n:checom 2025. Produced for Hamptons. REF: 1272469

For Clarification
We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

