



**InVillages**  
with SIMON BANCE

[invillages.com](http://invillages.com)

**Langshot Cottage**  
Gracious Pond Road, Chobham, Surrey GU24 8HJ



Nestled in an amazing sylvan setting with direct access onto adjoining Chobham common, this attractive detached chalet style house is requiring some modernisation, but offers adaptable accommodation laid out over two floors, and benefits from a plot of half an acre with small pony paddock to the front plus outbuildings including double garage, timber stable block and studio.

This is a rare, but fabulous opportunity to live in arguably one of the most sought after areas of Chobham, quietly tucked away off a charming country lane, within a short walk of Burrow Hill Green, plus the village's excellent pubs and restaurants. The village centre shops and amenities are also within easy access.

**DISTANCES - approx.**

Woking (mainline station/22 minutes to London Waterloo) - 3.7 miles; Sunningdale - 4.1 miles; Guildford - 8.7 miles; Windsor - 11.7 miles; Reading - 21.4 miles; Heathrow Airport - 17 miles; M25 (junction 11 Chertsey) - 4.6 miles; M3 (junction 3 Lightwater) - 4.6 miles; Gatwick Airport - 35.7 miles; Central London (WC1) - 31 miles.

**FOR SALE - FREEHOLD**

**Price on application**

**FEATURES & ACCOMMODATION**

On the ground floor - Entrance lobby, double aspect sitting room with attractive corner feature fireplace and open access to study/family room, fully fitted kitchen/dining room with integrated appliances & large breakfast bar, utility room, cloakroom/wc, spacious double aspect master bedroom with built-in double wardrobes & en-suite bathroom, and finally a large modern conservatory.

Upstairs there are 3 further double bedrooms and 2 shower rooms (one being en-suite). The property is warmed by oil central heating via radiators and is fully double glazed.

Outside, to the front is gravel driveway offering parking for 4 vehicles, and access to detached double garage with twin up & over doors. The house is set centrally in its plot with front predominantly fenced as a pony paddock with timber storage shed and stable block currently comprising 1 loose box, workshop/tack room and useful hobbies studio. The rear garden is mainly laid to lawn, with paved patio area. The garden backs onto private equestrian grazing land and is well screened by mature bushes and trees.





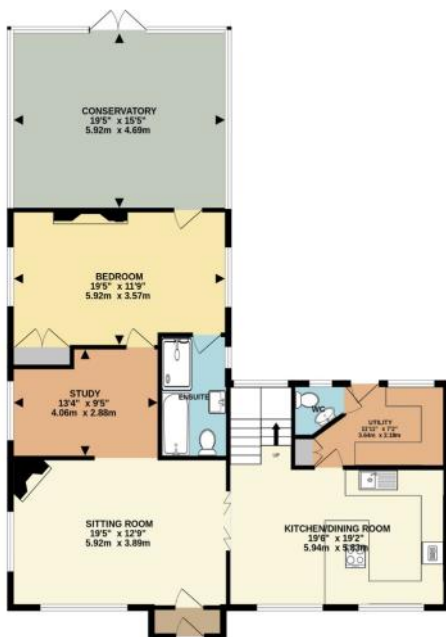








GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## SERVICES

Mains water and electricity are connected. Central heating is oil fired via radiators. Private drainage via septic tank.

## FIXTURES AND FITTINGS

It should be noted that none of the services or appliances within the property have been tested by our company and none of the fixtures & fittings or electrical appliances, unless mentioned within our sales particulars form part of the property for sale. Any fixtures and fittings not mentioned in this brochure may be available by separate negotiation.

## VIEWING

All viewing is to be strictly by appointment with In Villages Estate Agents in Chobham on 01276 855788

## COUNCIL TAX: F

POSTCODE: GU24 8HJ

## DIRECTIONS

From our offices in Chobham High Street, proceed north to the mini roundabout, and continue straight over into Windsor Road. Proceed for about half a mile, turning right at the Burrowhill Green crossroads into Red Lion Road. Continue for a few hundred metres and the drive leading to the property will be found on the left hand side, just past the turning into Mincing Lane.

## IMPORTANT NOTICE

In accordance with the Misrepresentation Act 1967 and the Property Misdescription Act 1991, these details have been prepared in good faith, they are not intended to constitute part of an offer or contract. Any information contained herein, whether in the text, plans or photographs is given in good faith but should not be relied upon as being a statement or representation of fact. Any measurement or distances referred to herein are approximate only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

**InVillages**  
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*Specialist Estate Agents Dedicated to Village Property*

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